629 BENVENUE AVE

LOS ALTOS CA 94024

NEW 2-STORY SINGLE FAMILY HOUSE

PERMIT SUBMISSION SET:

PV SYSTEM REQUIRED UNDER 2019 CODE:
PROVIDE THE FOLLOWING FOR THE INSPECTOR'S REVIEW:
1) LOCATION OF THE PV ARRAY SYSTEM ON ROOF PLANS.
2) STATE THE KW PROPOSED IN TITLE-24 ON ROOF PLAN
3) SOLAR PANELS MUST BE A ROOFTOP INSTALLATION
4) TOTAL PANEL WEIGHT INCLUDING FRAME CANNOT EXCEED 5 POUNDS PER SQ FT.
5) MAX CONCENTRATED LOAD AT EACH POINT OF SUPPORT SHALL NOT EXCEED 40 POUNDS
6) MAX HEIGHT ABOVE THE ROOF SURFACE IS LESS THAN 18 INCHES
7) PV PANELS MUST NOT BE BALLASTED
8) SOLAR INSTALLATION DRAWINGS SHALL BE PROVIDED TO CITY INSPECTOR AT THE JOB SITE.

PROJECT TEAM

OWNER
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TITLE-24 ENERGY CONSULTANT
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GENERAL CONTRACTOR
T.B.D.

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LANDSCAPE ARCHITECT
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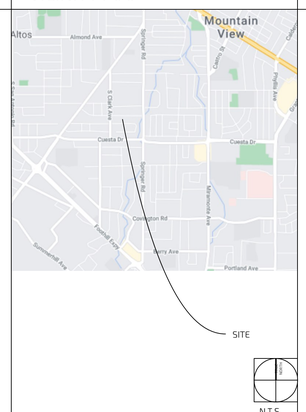
510-423-3626
yiliang.kao@gmail.com

VICINITY MAP



ZONING INFORMATION

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2,006 square feet (19.6 %)	2,828 square feet (27.9%)	3,058 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	2,006 square feet (19.6 %)	3,564 square feet (34.9%)	3,568 square feet (35 %)
SETBACKS:			
Front	22'4 feet	25' feet	25' feet
Rear	63'4 feet	47'9 feet	25' feet
Right side (1st/2nd)	10'3 feet/NA feet	10' feet/16'5 feet	7'4.7 feet/5*10.7 feet
Left side (1st/2nd)	9'7 feet/NA feet	10' feet/20'2 feet	7'4.7 feet/5*10.7 feet (10% LOT WIDTH 74')
HEIGHT:	14'5" feet	24'2" feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1,574 square feet	1,531 square feet	3,105 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	432 square feet	27 square feet	459 square feet

LOT CALCULATIONS

NET LOT AREA:	10,195 square feet	
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	760 square feet (36 %)	
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed):	4,553 sq ft
	Existing softscape (undisturbed) area:	3,386 sq ft
	New softscape area:	2,256 sq ft
	Sum of all three should equal the site's net lot area	

PROJECT INFORMATION

PROJECT DESCRIPTION:	1. DEMOLISH EXISTING RESIDENCE 2. PROPOSE NEW 2-STORY SINGLE FAMILY RESIDENCE
APN:	189-38-079
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
BUILDING CODES:	2019 CBC (BASED ON 2018 IBC) 2019 CRC (BASED ON 2018 IRC) 2019 CEC (BASED ON 2017 NEC) 2019 CMC (BASED ON 2018 UMC) 2019 CPC (BASED ON 2018 UPC) 2019 CALIFORNIA ENERGY CODE 2019 CFC (BASED ON 2018 IFC) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) CITY MUNICIPAL CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS
NO GAS POLICY:	FOR THE NEW SINGLEFAMILY HOME, NO GAS IS ALLOWED PER CITY REACH CODES.
FIRE SPRINKLER:	A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.
SOLAR PANEL:	SOLAR PANEL REQUIRED PER TITLE-24 UNDER A SEPARATE PERMIT.

DRAWING INDEX

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A0.2 STREETSCAPE DIAGRAM
A0.3 ARBORIST REPORT AND TPZ PLAN

CIVIL
1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY
C-1 GRADING AND DRAINAGE NOTES & DETAILS
C-2 GRADING AND DRAINAGE PLAN
C-3 EROSION CONTROL PLAN
C-4 EROSION CONTROL DETAILS
C-5 BLUEPRINT FOR A CLEAN BAY

ARCHITECTURAL
A0.5 SITE PLAN / FLOOR AREA STUDY
A1.1 EXISTING FLOOR PLAN / ELEVATIONS
A2.1 FIRST / SECOND FLOOR PROPOSED PLAN
A2.2 ROOF PROPOSED PLAN
A3.1 PROPOSED ELEVATIONS
A3.2 PROPOSED ELEVATIONS
A8.0 EXTERIOR SECTIONS

LANDSCAPE
L-1 PLANTING PLAN

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PLANNING SET
3.9.2022

Sheet Revisions:

△

ELECTRONIC PLAN REVIEW

TUNG RESIDENCE
NEW RESIDENCE
629 BENVENUE AVE,
LOS ALTOS, CA 94024

PLANNING SET
NOT FOR CONSTRUCTION

COVER SHEET

CITY STAMP:

A0.1

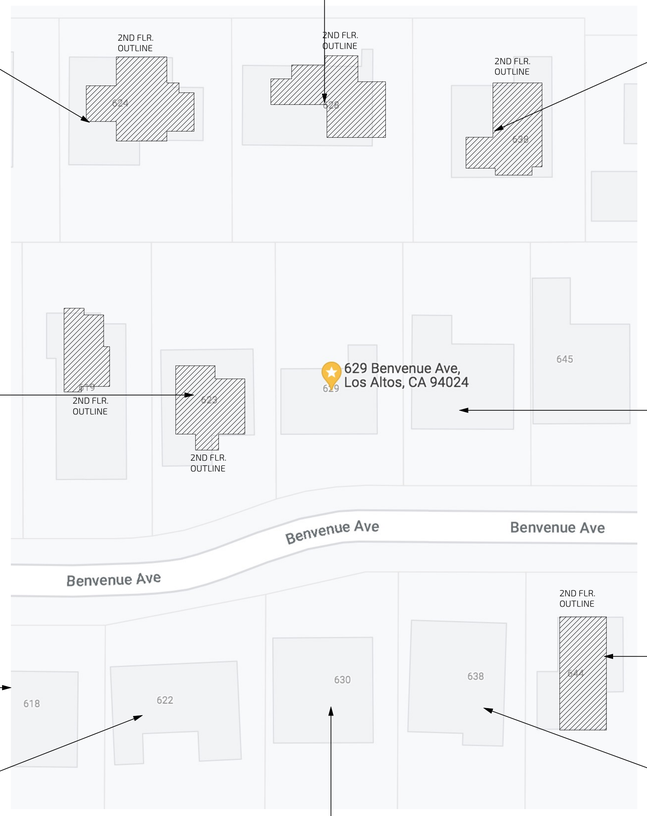
PROJECT NUMBER: 2110
629 BENVENUE AVE

624 PACO DR
2-STORY HOUSE

628 PACO DR
2-STORY HOUSE

638 PACO DR
2-STORY HOUSE

623 BENVENUE AVE
2-STORY HOUSE



645 BENVENUE AVE
1-STORY HOUSE

644 BENVENUE AVE
2-STORY HOUSE

618 BENVENUE AVE
1-STORY HOUSE

622 BENVENUE AVE
1-STORY HOUSE

630 BENVENUE AVE
1-STORY HOUSE

638 BENVENUE AVE (IN CONSTRUCTION)
1-STORY HOUSE

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PLANNING SET
3.9.2022

Sheet Revisions:

ELECTRONIC PLAN REVIEW

TUNG RESIDENCE
NEW RESIDENCE
629 BENVENUE AVE,
LOS ALTOS, CA 94024

PLANNING SET
NOT FOR CONSTRUCTION

STREETSCAPE DIAGRAM

CITY STAMP:

A0.2

PROJECT NUMBER: 2110
629 BENVENUE AVE

Date: 3/9/22
File name: 2110 A0.2.vwx

NewVista Inc
Tree Service

545 Meridian Ave # 26231
San Jose, CA 95126
408-646-9790

Arborist Report

Prepared For: Anhua Yu
629 Benvenue Ave
Los Altos, CA 94024

Prepared By: Thomas Lamas
ISA Certified Arborist
WE-13399A

February 23rd 2022

Table of Contents

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Introduction

NewVista Tree Service was contracted to provide a Certified Arborist Report for Anhua Yu, in conjunction with a development application for 629 Benvenue Ave Los Altos, CA 94024. All inspections were performed by a Certified Arborist accredited by the International Society of Arboriculture. The scope of our work was to evaluate the trees on the referenced property and to provide a professional recommendation on the necessary measures to complete the construction project and protect existing trees.

The proposed plans submitted to the City of Los Altos include the demolition of an existing single family home and the new construction of a 2-story 3,564 single family home. The report will express the Project Arborist Thomas Lamas' recommendations.

Methodology

Site tree assessments were carried out using a systematic and consistent method using the following rubric:

1. Species Identification and Classification
2. Measuring Tree Diameter at 4.5 ft in height (in accordance with ISA methods). Multi-trunk trees were measured by adding half the diameter of each additional stem to the largest stem.
3. Height Estimation
4. Classification of overall tree health using a rating system with the following metrics:
    a. **5**- Tree is in excellent health. Excellent vigor with no signs of disease or dieback. Canopy is symmetrical and balanced with > 75% of original canopy intact. No evident structural defects.
    b. **4**- Tree is in good health. Good vigor with minor imperfections and signs of stress. Small branch dieback. Relatively free of pests and disease. Between 50-75% of the original canopy is intact. No major structural defects that could not be corrected with appropriate methods.
    c. **3**. Tree is in moderate health. Moderate vigor with branch dieback on small twigs and branches. Presence of pests or infection visible. The canopy is thinning and
    < 50% of the original canopy is intact. Some structural defects may be present that need to be corrected.
    d. **2**- Tree is in poor declining condition. Has major dieback, cankers and or pockets on branches. Tree has < 25% of the original canopy intact. Major structural defects may be present that cannot be corrected.
    e. **1**- Tree is in a severe declining condition. Major dieback and dead significant branches and or trunk. Mostly epicormic growth.
    f. **0**- Tree is deceased.
5. Mapping and Labeling : Location of trees were identified on site plans in reference to existing structures

Summary

In total, **33** trees were assessed on the premises of 629 Benvenue Ave Los Altos, CA. Out of **33** trees **1** tree was found to be "protected" based on size. The **1** protected tree is a mature Coast Live Oak tree. On a health scale from 0-5, the majority of trees on the property scored 4 and 5's. Most trees are located along the perimeter of the property and will not be affected by construction. In this report, the retention and protection of **1** Large Oak Tree, **1** Birch Tree(non-protected), **1** Maple Tree (non-protected) is recommended. The removal of **1** non-protected Victorian Box Tree is recommended for future landscaping design.

Tree Inventory

Tree Inventory: 629 Benvenue Ave, Los Altos, CA 94024

NewVista Tree Service

Thomas Lamas ISA Certified Arborist

Tree Number	Species	DBH (Inches)	Height (Ft)	Remain or Remove	Health Rating (0-5)	Protected (Y/N)	Comments
1	Birch *(Betula)*	5.3	20	Remain	5	N	Client Wishes To Protect
2	Mayten *(Maytenus boaria)*	4.9	10	Remain	5	N	Client Wishes To Protect
3	Japanese Maple *(Acer palmatum)*	9.8	15	Remain	5	N	
4	Privet *(Ligustrum vulgare)*	11	25	Remain	5	N	
5	Privet *(Ligustrum vulgare)*	9.2	25	Remain	5	N	Multi-Trunk
6	Pear *(Pyrus)*	3	7	Remain	5	N	
7	Privet *(Ligustrum vulgare)*	4.2	20	Remain	3	N	Previously topped
8	Privet *(Ligustrum vulgare)*	3.8	20	Remain	5	N	
9	Fig Tree *(Ficus)*	3	15	Remain	4	N	Growth into fence
10	Fern Pine *(Pinus densiflora)*	5	25	Remain	5	N	
11	Fern Pine *(Pinus densiflora)*	6.9	25	Remain	5	N	
12	Fern Pine *(Pinus densiflora)*	6.9	25	Remain	5	N	
13	Fern Pine *(Pinus densiflora)*	6.1	25	Remain	5	N	
14	Fern Pine *(Pinus densiflora)*	7.3	30	Remain	5	N	
15	Fern Pine *(Pinus densiflora)*	3.8	15	Remain	5	N	
16	Fern Pine *(Pinus densiflora)*	6.9	25	Remain	5	N	
17	Fern Pine *(Pinus densiflora)*	6.9	25	Remain	5	N	
18	Fern Pine *(Pinus densiflora)*	6.5	20	Remain	5	N	
19	Fern Pine *(Pinus densiflora)*	6.1	15	Remain	5	N	
20	Magnolia *(Magnolia sieboldii)*	12	30	Remain	5	N	

21	Redwood *(Sequoia sempervirens)*	8	30	Remain	5	N	
22	Shingle Oak *(Quercus imbricaria)*	13	25	Remain	5	N	
23	Coast Live Oak *(Quercus agrifolia)*	30.9	40	Remain	5	**Yes**	Protection Is Required
24	Japanese Photinia *(Photinia glabra)*	4.1	20	Remain	5	N	Multi-Trunk
25	Japanese Pittosporum *(Pittosporum tobira)*	12.6	20	Remain	5	N	Multi-Trunk
26	Victorian Box *(Pittosporum undulatum)*	5.3	25	Remain	4	N	
27	Victorian Box *(Pittosporum undulatum)*	6.8	25	Remove	4	N	Non-protected Tree
28	Japanese Photinia *(Photinia glabra)*	8.9	15	Remain	5	N	
29	Black Matipo *(Pittosporum tenuifolium)*	3.8	15	Remain	3	N	
30	Privet *(Ligustrum vulgare)*	3.8	8	Remain	3	N	Topped
31	Black Matipo *(Pittosporum tenuifolium)*	10.6	8	Remain	3	N	Topped
32	Black Matipo *(Pittosporum tenuifolium)*	11.8	8	Remain	3	N	Topped
33	Black Matipo *(Pittosporum tenuifolium)*	6.9	8	Remain	3	N	Topped

Protected Tree Evaluation & Recommendation

1. Species: **Coast Live Oak Tree (***Quercus agrifolia***)** DBH: **26**inches Height~**40**ft Tree# **23**
    a. Health Rating: **5**
    b. Observations: Mature Coast Live Oak tree is healthy. Foliage is green and lush. There are no signs of pests or diseases. The tree has a small bark lesion on the lower trunk. Tree is located on the rear of the property and construction should not encroach under the drip line of the canopy.
    c. Recommendation: The large Oak tree should be protected during construction. A chain link fence should be erected around the perimeter of the tree's canopy.

Tree Protection Plan

If trees are identified to be preserved in this report or city officials make the recommendation. The trees shall be protected using the following methods.

Before Construction:
Before any construction is to commence, the following measures should be taken:

Tree Protection Zone

Trees which are located near the proposed construction, are to be protected from possible mechanical damage by the following protection methods in accordance with the City of Los Altos Municipal Code **11.08.120:**

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.

2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.

3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.

4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods

During Construction:

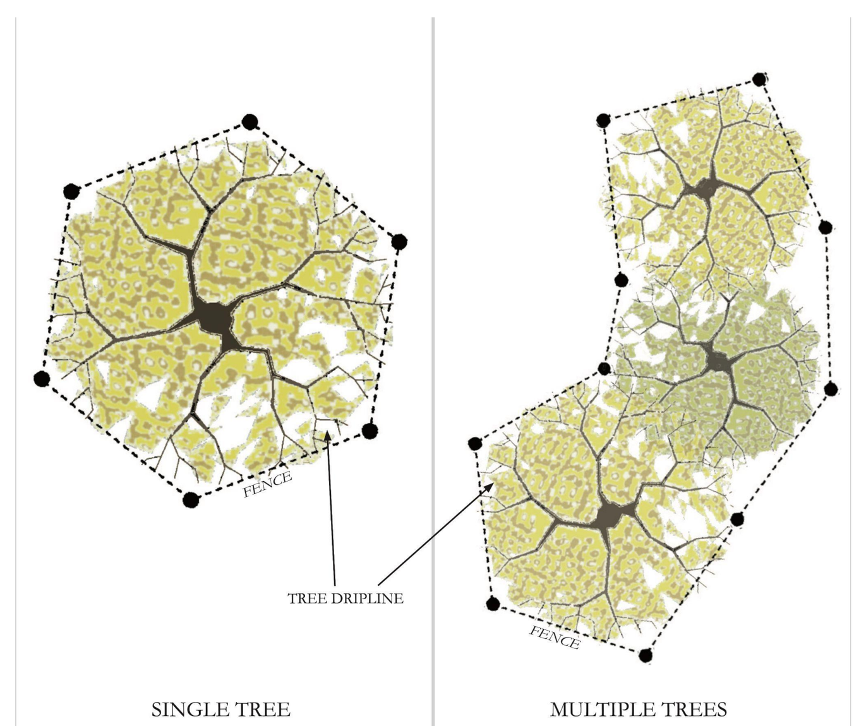
1. Project Arborist shall observe any excavation/drilling encroaching the protected tree(s) canopy. And direct any mitigation or required root pruning.
2. Any pruning done during construction must be in accordance with ANSI 300 standards.
3. All contractors & subcontractors must be informed not to encroach on protected tree(s) without the permission of the Project Arborist.
4. Unnecessary soil compaction must be avoided. No storage of heavy machinery or supplies should be stored under the canopy of protected trees.

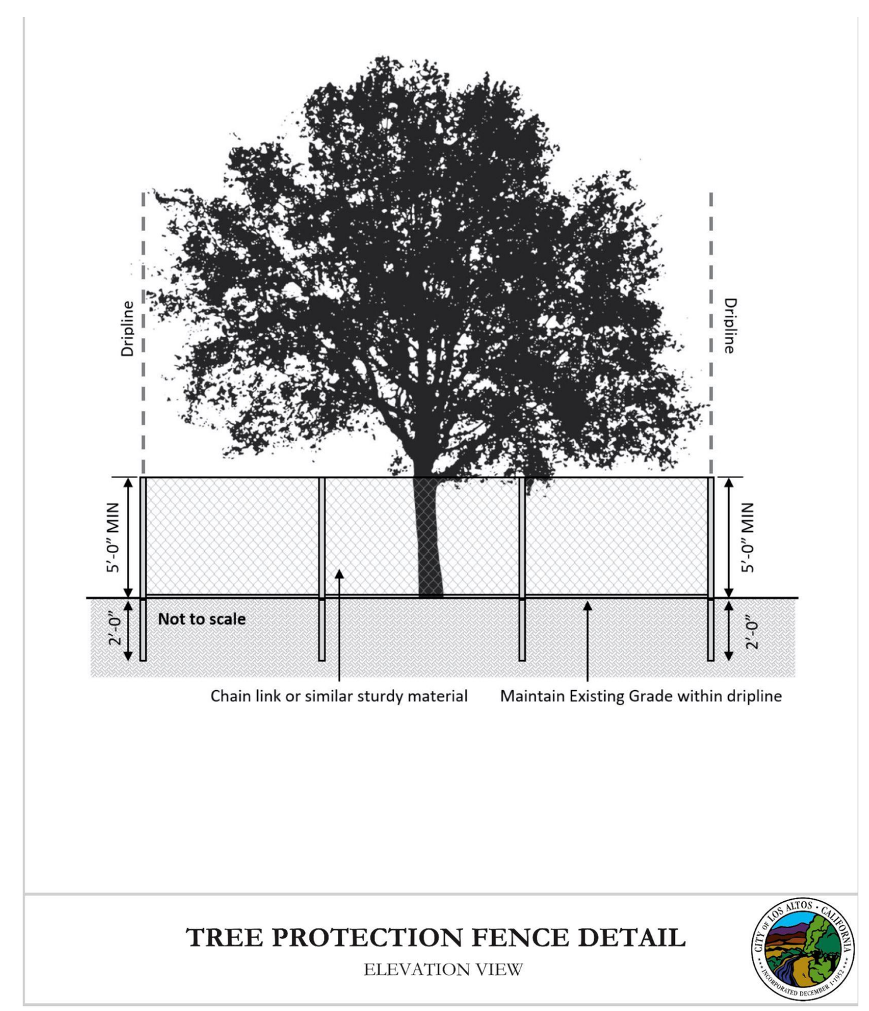
After Construction:

1. After Construction is complete, all protective material will be removed from trees and disposed of properly

2. Over the next few months, property owners shall observe trees for any signs of distress. If any tree shows signs of stress, an arborist should be contacted.
3. Routine pruning should be performed to keep trees healthy. Removal of dead, diseased or damaged limbs is recommended.
4. Mulching is encouraged to help retain moisture in soil and prevent unwanted vegetation from growing around trees.
5. If needed, soil should be fertilized using slow release fertilizer. Soil testing can help determine if there is a mineral deficiency.

Example of Tree Protection





Disclosure Statement

The information presented in this report is accurate to the best of my knowledge. It is the responsibility of the property owner, contractor & architect to review the report as well as fully understand and adhere to its content for this development.

Sketches and diagrams in this report are intended to aid and are not intended to be taken as engineering or architectural reports.

NewVista Inc does not guarantee the survival or protection of the trees mentioned in this report. The recommendations made in this report are to aid and minimize the potential damage to such trees. Ultimately the trees on the property are the owners responsibility.

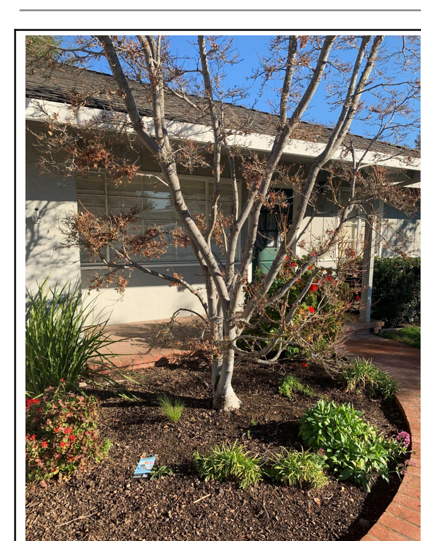
This report solely contains the opinion and recommendation of an ISA Certified Arborist; it does not provide approval or give the right to commence any development.

Thomas Lamas
ISA Certified Arborist
WE-13399A

Tree Photos

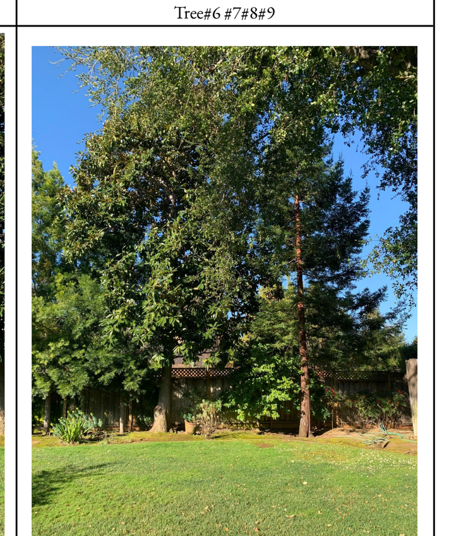

Tree #1

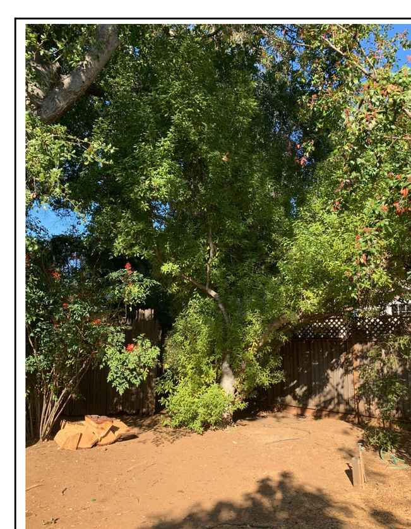

Tree # 2 #4 #5

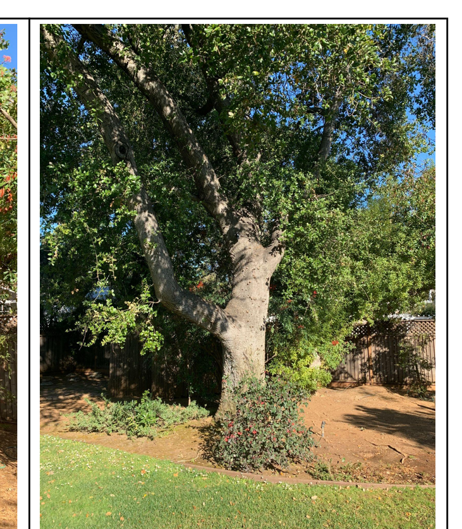

Tree#3


Tree#6 #7#8#9


Tree# 10#11#12#13#14#15#16#17#18#19


Tree#20 #21

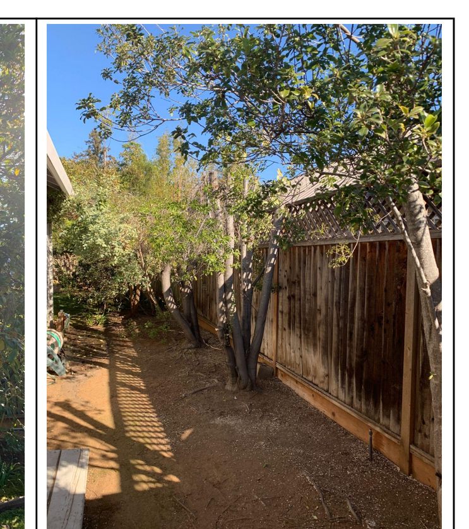

Tree#22


Tree#23(Protected Tree)

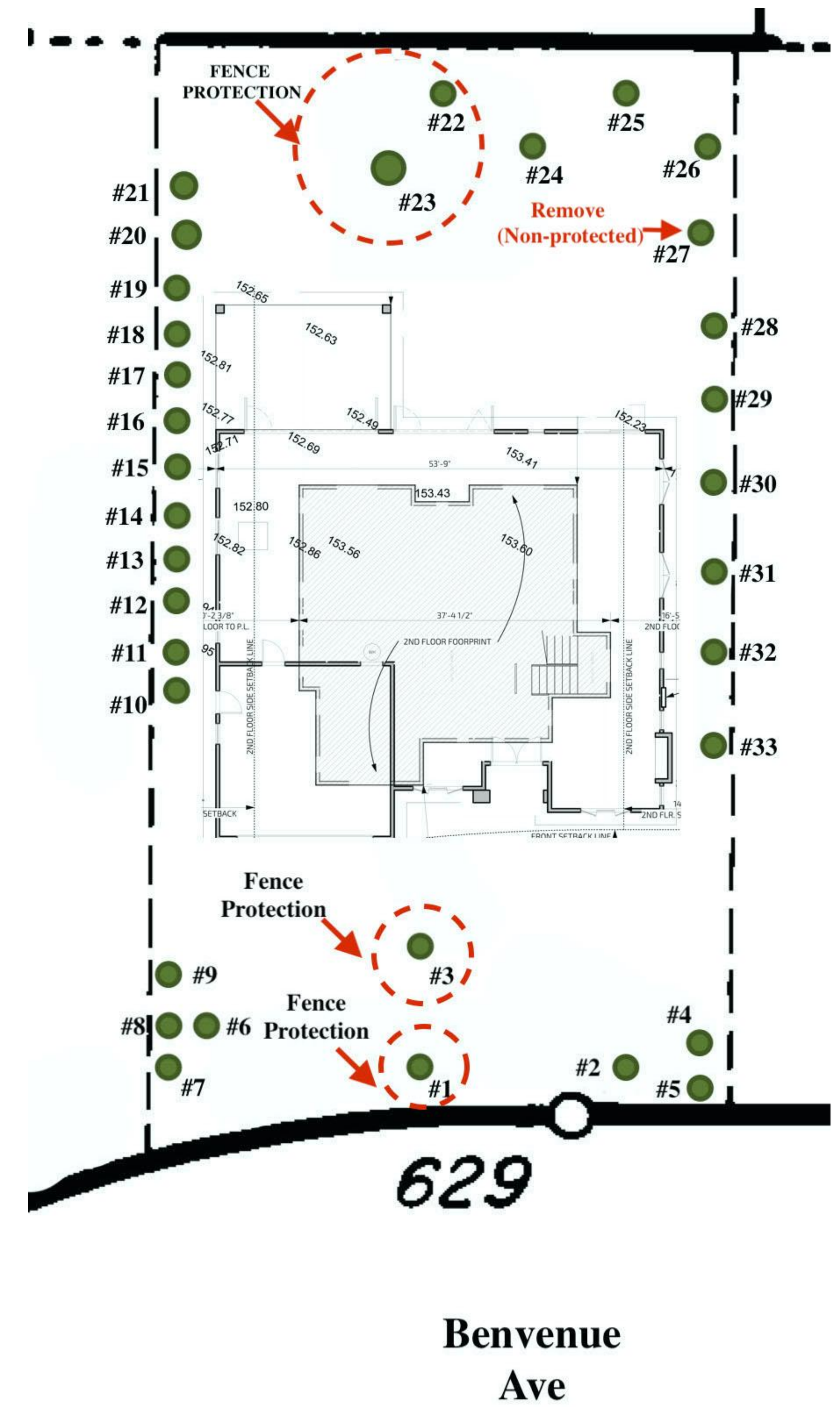

Tree#24 #25


Tree#26


Tee#27#28


Tree #31#32#33

Site Plan



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kyle@kylechan.com

PLANNING SET
3.9.2022

Sheet Revisions:

ELECTRONIC PLAN REVIEW

TUNG RESIDENCE
NEW RESIDENCE
629 BENVENUE AVE,
LOS ALTOS, CA 94024

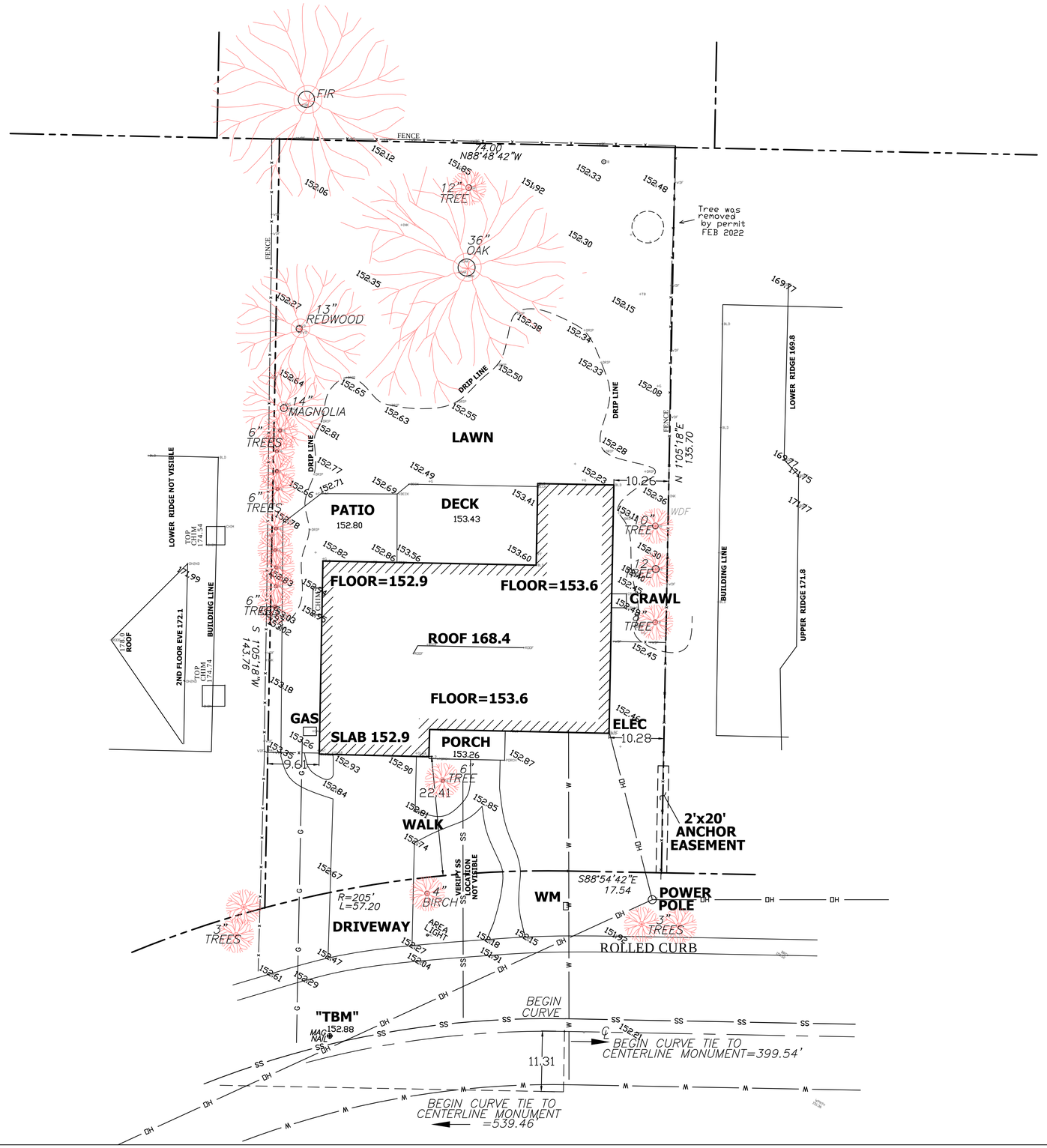
PLANNING SET
NOT FOR CONSTRUCTION

ARBORIST REPORT / TPZ PLAN

CITY STAMP:

A0.3

PROJECT NUMBER: 2110
629 BENVENUE AVE



VICINITY MAP

SCALE 1"=10'

10 0 5 10 20 40

LEGEND

- PROPERTY LINE
- CENTER LINE
- FENCE LINE
- EASEMENT
- UTILITY–AS NOTED

EASEMENT AND UNDERGROUND UTILITY NOTE

ALL EASEMENT AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST IT SHALL BE THE RESPONSIBILITY OF THE OTHERS DETERMINE THE SIZE, DEPTH, LOCATION THEREOF ANY EASEMENTS THAT ARE SHOWN ARE AS PER ARE PER THE RECORDED MAP 28M39

CALL 811 BEFORE YOU DIG

PROJECT BENCHMARK-"TBM"

BENCHMARK ID: BM350
Elevation (ft): 174.21 NAVD'88 DATUM
BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL LOCATED AT THE NORTHWEST END OF SAID HEADWALL ON HALE CREEK BRIDGE AT COVINGTON ROAD. CITY OF LOS ALTOS THE PROJECT BENCHMARK IS A MAG NAIL AND IS OPPOSITE THE DRIVEWAY IN THE STREET AND LABELED "TBM"

BASIS OF BEARINGS

CENTERLINE MONUMENTS PER 28M39 SANTA CLARA COUNTY RECORDS

LOT AREA

10,195 SQ. FT.±

REGISTERED PROFESSIONAL LAND SURVEYOR KEVIN TH M. ANDERSON No. 7523 STATE OF CALIFORNIA 8/16/21

BAYLAND CONSULTING

www.bayland consulting.com

REVISIONS

DESCRIPTION	
3/2/22 tree removed by permit	

JOB NO. BENVENUE 21-01
SCALE: 1"=10'
PROJECT MGR: KA
DATE: 8-16-21
SHEET 1 OF 1 SHEET

BOUNDARY & TOPOGRAPHIC PLAN
AUGUST, 2021
629 BENVENUE AV LOS ALTOS CA 94024
LOT 7, TRACT NO.751, DOC. NO.: 23612111
APN 189-38-079
SANTA CLARA COUNTY, CALIFORNIA

BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
P.O. BOX 299 SANTA CLARA, CA 95052
Santa Clara, California 95050
Ph: (408) 296-6000
MAPPING THE BAY AREA

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS. STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF LOS ALTOS.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642–2444.

3. EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.

   IT IS THE CONTRACTORS RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.

   PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.

   ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT–OF–WAY.

   CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT–OF–WAY AT ALL TIMES.

   ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

   GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.

10. CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION, THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.

11. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT–OF–WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE CITY TRAFFIC ENGINEER.

GRADING NOTES

1. DATE OF SURVEY: AUGUST, 2021

2. FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 10 FEET.

3. ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 521.

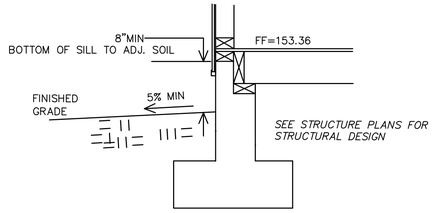
4. ON–SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

5. LOCATION OF TREES SHOWN HEREON ARE TAKEN AT A POINT THAT THE TREE ENTERS THE GROUND. SIZES OF TREES SHOWN HEREON ARE TAKEN AT DBH (DIAMETER AT BREAST HEIGHT)

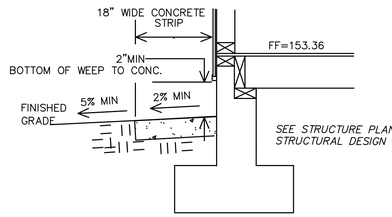
6. LOCATION OF METERS ARE AS NOTED. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.

7. CONTRACTOR SHALL BARRICADE AND PROTECT ALL EXISTING SITE FEATURES INCLUDING TREES, FENCES, GATES, UTILITIES, ETC.

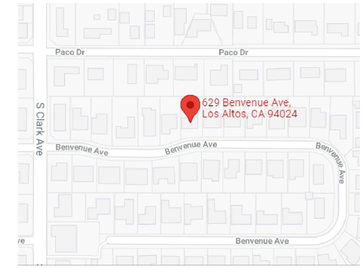
8. ALL ON–SITE STORM DRAINAGE AND SANITARY SEWER PIPE TO BE PVC SCHEDULE 40.



CONCEPTUAL PERIMETER FOOTING–TYPE 1
CLEARANCE FROM ADJACENT SOIL
SEE STR. & ARCH. PLANS
ON–SITE ONLY SCALE: N.T.S 1

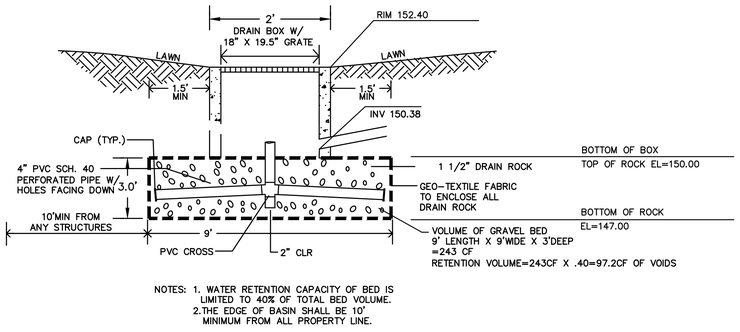


CONCEPTUAL PERIMETER FOOTING–TYPE 2
CLEARANCE WITH CONCRETE APRON
SEE STR. & ARCH. PLANS
ON–SITE ONLY SCALE: N.T.S 2



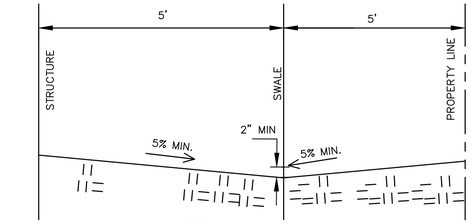
VICINITY MAP
NTS

NORTH



NOTES: 1. WATER RETENTION CAPACITY OF BED IS LIMITED TO 40% OF TOTAL BED VOLUME.
2.THE EDGE OF BASIN SHALL BE 10' MINIMUM FROM ALL PROPERTY LINE.

SHALLOW GRAVEL BASIN(CB#1)
ON–SITE ONLY SCALE: NTS 3



DETAIL
TYPICAL SIDEYARD SWALE
ON–SITE ONLY SCALE: N.T.S 4

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
℄		CENTERLINE
		FENCE LINE
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
G	GAS	GAS
W	W	WATER
		VERTICAL CURB
		VERTICAL CURB AND GUTTER
		TEMPORARY TREE PROTECTION FENCE
	DSO	DOWN SPOUT
		UTILITY BOX –AS NOTED
101.54	102.04 / 101.54	TOP OF CURB / FINISHED PAVEMENT OR FINISH GRADE – POINT ELEVATION –AS NOTED
		CATCH BASIN (CB)
		AREA DRAIN (AD)
		PAVEMENT
		LAWN
		FIBER ROLL
		TREE DRIP LINE
	×	REMOVE EXISTING TREE

ABBREVIATIONS

AB	AGGREGATE BASE	MH	MAN HOLE
AC	ASPHALT CONCRETE	MON	MONUMENT
APN	ASSESSORS PARCEL NUMBER	N	NEW
BLD	BUILDING	OHW	OVERHEAD WIRE
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PM	PARCEL MAP
CONC	CONCRETE	P.U.E.	PUBLIC UTILITY EASEMENT
CP	CONTROL POINT	PVMT	PAVEMENT
DS	DOWN SPOUT	RD	ROOF DRAIN
DWY	DRIVEWAY	RIM	TOP OF GRATE
EX	EXISTING	SD	STORM DRAIN
EM	ELECTRICAL METER	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISH FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TBM	TEMPORARTY BENCH MARK
FS	FINISH SURFACE	VG	VALLEY GUTTER
	GAS/GROUND	W	WATER
GM	GAS METER	WDF	WOOD FENCE
INV	PIPE INVERT	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE

CITY REQUIREMENTS FOR CERTIFICATES OF SURVEY BY A LICENSED CIVIL SURVEYOR OR CIVIL ENGINEER

1. AT THE TIME OF FOUNDATION AND/ OR FOOTING PRE–POUR INSPECTION TO VERIFY BUILDING SETBACKS FROM PROPERTY LINES, BUILDING DIMENSIONS AND FINISHED FLOOR ELEVATION.
2. AT ROOF NAIL TO VERIFY COMPLIANCE WITH THE DAYLIGHT PLANE, AVERAGE HEIGHT AND TOTAL HEIGHT BASED ON THE JOB SITE PLANS AND SPECIFICATIONS.
3. AT FINAL INSPECTION TO VERIFY COMPLIANCE WITH GRADING AND DRAINAGE PLAN.

UNDERGROUND UTILITY NOTES

1. CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642–2444.
2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.

BASIS OF BEARINGS

CENTERLINE MONUMENTS PER 28M39 SANTA CLARA COUNTY RECORDS

LOT AREA

10,195 SQ. FT.±

BENCHMARK "TBM"

BENCHMARK ID: BM350
Elevation (ft): 174.21 NAVD'88 DATUM
BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL LOCATED AT THE NORTHWEST END OF SAID HEADWALL ON HALE CREEK BRIDGE AT COVINGTON ROAD. CITY OF LOS ALTOS
THE PROJECT BENCHMARK IS A MAG NAIL AND IS OPPOSITE THE DRIVEWAY IN THE STREET AND LABELED "TBM"

GEOTECHNICAL REPORT

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY_____

SITE GRADING QUANTITIES

CUT 10± CY
FILL 10± CY

CUT/ FILL QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR TO MAKE OWN ESTIMATES AS TO REQUIRED CUT AND FILL QUANTITIES.

SHEET INDEX

SHEET C1 GRADING AND DRAINAGE NOTES & DETAILS
SHEET C2 GRADING & DRAINAGE
SHEET C3 EROSION CONTROL PLAN
SHEET C4 EROSION CONTROL NOTES AND DETAILS
SHEET C5 BLUE PRINT FOR A CLEAN BAY

REGISTERED PROFESSIONAL ENGINEER SCOTT HOFFMAN C58998 CIVIL STATE OF CALIFORNIA

BAYLAND CONSULTING
www.baylandconsulting.com

BAY LAND CONSULTING
CIVIL ENGINEERS
P.O BOX 299
Santa Clara, California 95050
Ph: (408) 296–6000
SERVING THE BAY AREA

GRADING AND DRAINAGE NOTES AND DETAILS

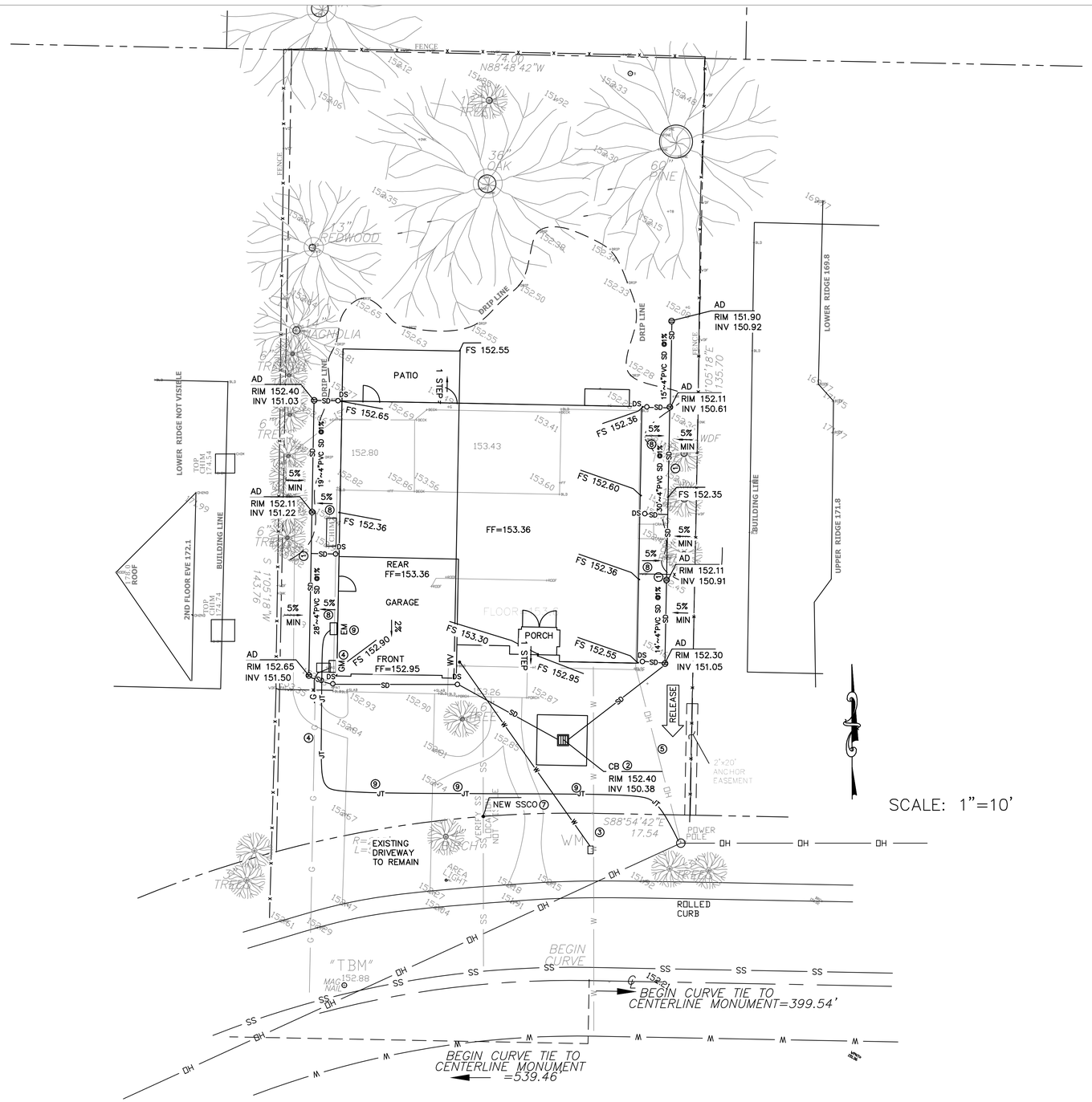
629 BENVENUE AVE, LOS ALTOS CA 94024
APN 189–38–079
SANTA CLARA COUNTY

REVISIONS

DATE	DESCRIPTION
△	
△	
△	
△	

JOB NO. 21079
SCALE: N.T.S.
DWN: YC/SH
DATE: 02/15/22

SHEET C1 OF 5 SHEETS



SCALE: 1"=10'

NOTES

1. STORM DRAINAGE PIPING SHOWN TO BE 4" PVC SCH.40 OR GREATER
2. SEE DETAIL ③, SHEET C1 FOR SHALLOW GRAVEL BASIN
3. EXISTING WATER METER TO REMAIN. INSTALL NEW 1½" COPPER SERVICE TO RESIDENCE WITH SHUT OFF VALVE AT BUILDING FACE.
4. EXISTING GAS LINE TO REMAIN. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR CONSTRUCTION. CONTRACTOR TO COORDINATE NEW GAS METER INSTALLATION WITH PG&E
5. ALL UTILITIES TO BE UNDERGROUNDED
6. INSTALL TREE PROTECTION PER CONDITIONS OF APPROVAL. ALL TREE PROTECTION FENCING SHALL BE CHAIN LINE AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.
7. EXISTING SANITARY SEWER TO REMAIN. SEWER LATERAL AS SHOWN WAS NOT FIELD SURVEYED BY SURVEYOR. CONTRACTOR TO VERIFY LOCATION AS CONSTRUCTED. INSTALL NEW REQUIREMENT.
8. SLOPE GROUND AWAY FROM FOUNDATION @ 5% MIN ON SOIL AND @ 2% MIN ON CONCRETE FOR FIRST 10 FEET.
9. COORDINATE INSTALLATION OF NEW ELECTRIC METER AND JOINT TRENCH UTILITY SERVICES UNDERGROUNDING WITH CABLE, ELECT. AND TELEPHONE COMPANIES.

WORK IN RIGHT-OF-WAY NOTES

a. ANY DAMAGED RIGHT-OF WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650)947-2680.
b. PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

REGISTERED PROFESSIONAL ENGINEER
SCOTT HOFFMAN
C58998
CIVIL
STATE OF CALIFORNIA

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SERVING THE BAY AREA

GRADING AND DRAINAGE PLAN
629 BENVENUE AVE, LOS ALTOS CA 94024
APN 189-38-079
SANTA CLARA COUNTY

REVISIONS	
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JOB NO. 21079
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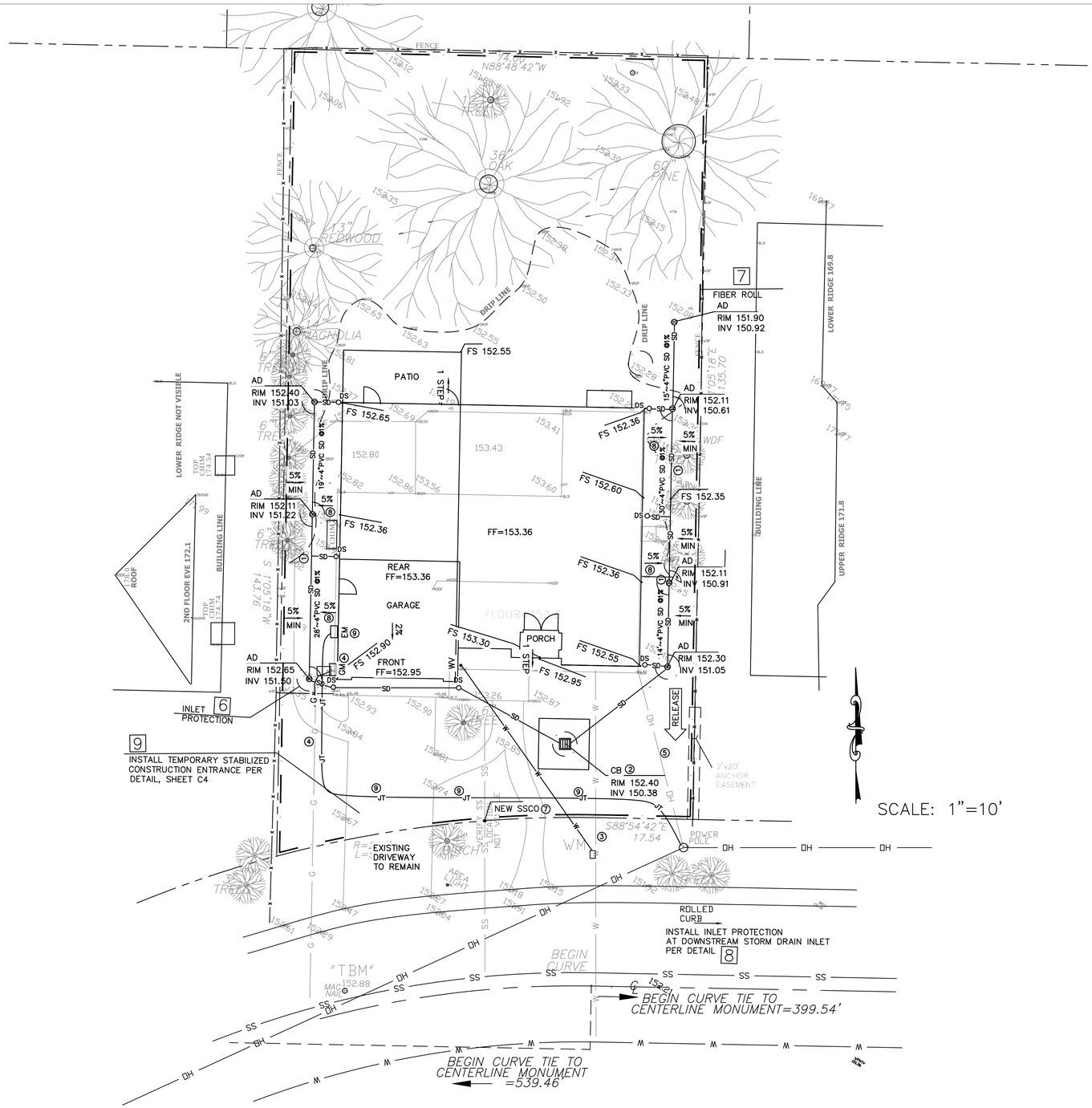
DATE: 02/15/22

SHEET C2 OF 5 SHEETS



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EROSION CONTROL PLAN

629 BENVENUE AVE, LOS ALTOS CA 94024
APN 189-38-079
SANTA CLARA COUNTY

REVISIONS	
DATE	DESCRIPTION
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△	

JOB NO. 21079
SCALE: N.T.S.
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DATE: 02/15/22

SHEET C3 OF 5 SHEETS

REGISTERED PROFESSIONAL ENGINEER SCOTT HOFFMAN C58998 CIVIL STATE OF CALIFORNIA

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

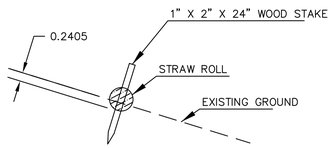
1. Contractor/Owner:_____
   It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control measures.
2. Civil Engineer: Bay Land Consulting, 2005 De La Cruz Blvd. Ste 230, Santa Clara, CA Ph: 408-296-6000.
3. Construction Superintendent: _____
   Contractor: _____
6. Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.
7. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate remedy shall occur.
8. Sanitary facilities shall be maintained on the site.
9. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage system, including existing drainage swales and water courses.
10. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
11. Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

EROSION AND SEDIMENT CONTROL MEASURES

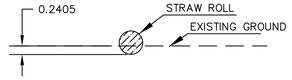
1. The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. During the non-rainy season Best Management Practices (BMPs) must be implemented during construction which includes, but is not limited to: stabilized construction entrance, tire wash area and inlet protection.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance ways. (Also include this note on grading plans.)
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the City.
5. If hydroseeding is not used or is not effective by 10/10, then other immediate methods shall be implemented, such as Erosion control Blankets, or a three-step application of 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the City Representative of any field changes.

Maintenance Notes

1. Maintenance is to be performed as follows:
   - A. Repair damages caused by soil erosion or construction at the end of each working day.
   - B. Swales shall be inspected periodically and maintained as needed.
   - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   - D. Sediment shall be removed and sediment trap restored to its original dimensions when sediment has accumulated to a depth of 1 foot.
   - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   - F. Rills and gullies must be repaired.
2. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.



ON SLOPES

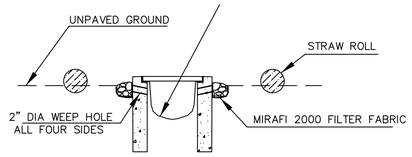


ON LEVEL GROUND

1. PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.024') INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL..
2. ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
3. ABUT ADJACENT ROLLS TIGHTLY.

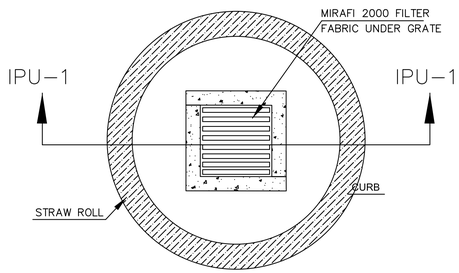
STRAW ROLL OR FIBER ROLL 7

SCALE: NTS



SECTION IPU-1

NOT TO SCALE



INLET PROTECTION IN UNPAVED AREAS 6

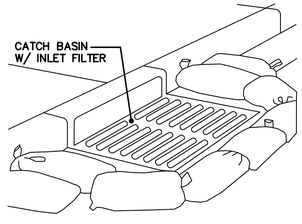
SCALE: NTS

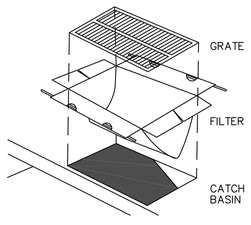
NOTE: MAX. DEPTH OF BED IS LIMITED TO 2FT & BED MUST BE LOCATED AT LEAST 10FT AWAY FROM NEAREST PROPERTY LINE & TREE.

EST. DIMENSIONS OF GRAVEL BED:

WIDTH = 4FT
LENGTH = 4FT
DEPTH = 2 FT
— PER DETAIL BELOW

SCALE: NTS





NOTES:
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTIOIN DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.

CATCH BASIN INLET FILTER

INSTALLATION
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

INSPECTION AND MAINTENANCE

INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

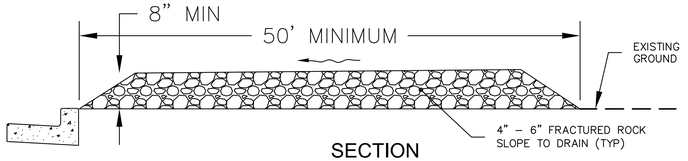
EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

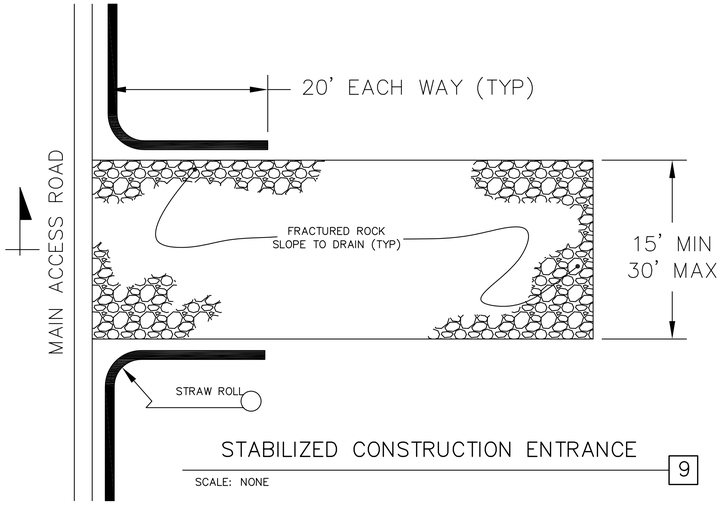
STORM DRAIN INLET PROTECTION PUBLIC STREET 8

SCALE: NONE



SECTION

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE 9

SCALE: NONE

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REVISIONS

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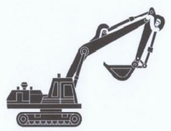
	△
	△
	△

JOB NO. 21079
SCALE: N.T.S.
DWN: YC/SH
DATE: 12/10/21

SHEET C4 OF 5 SHEETS

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Spill Cleanup

- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately.
- ☐ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Develop and implement erosion/sediment control plans for roadway embankments.
- ☐ Schedule excavation and grading work during dry weather.
- ☐ Check for and repair leaking equipment.
- ☐ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ☐ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ☐ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roots or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ☐ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ☐ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ☐ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site

Landscaping/Garden Maintenance

- ☐ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- ☐ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ☐ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ☐ Recycle or donate excess **water-based (latex) paint,** or return to supplier.
- ☐ Reuse **leftover oil-based paint**. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ☐ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ☐ Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ☐ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

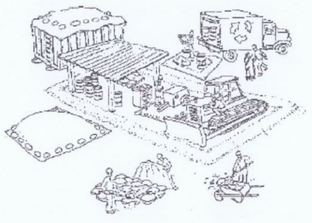
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel,
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

DESIGNED BY: LARRY LIND	APPROVED BY:	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO:

BAY LAND CONSULTING
CIVIL ENGINEERS
P.O BOX 299
Santa Clara, California 95050
Ph: (408) 296-6000
SERVING THE BAY AREA
www.baylandconsulting.com

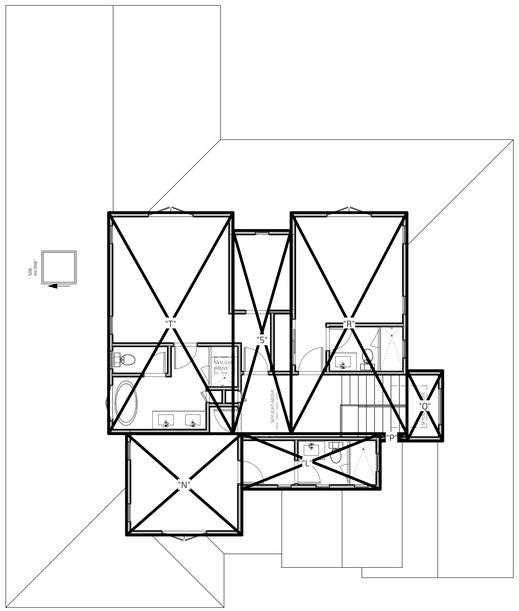
BLUEPRINT FOR A CLEAN BAY
629 BENVENUE AVE, LOS ALTOS CA 94024
APN 189-38-079
SANTA CLARA COUNTY

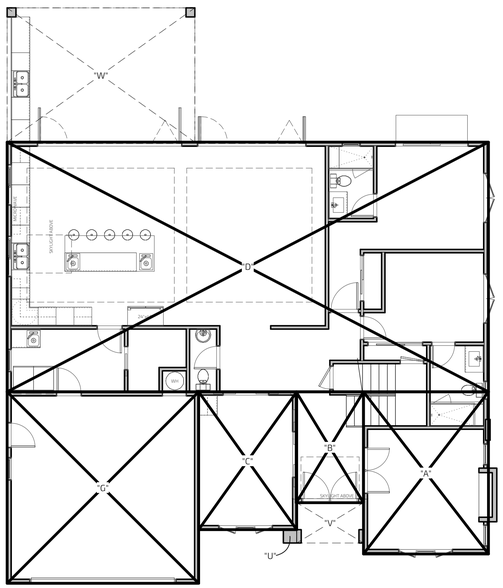
REVISIONS

DATE	DESCRIPTION
△	
△	
△	
△	

JOB NO. 21079
SCALE: N.T.S.
DWN: YC/SH
DATE: 12/10/21

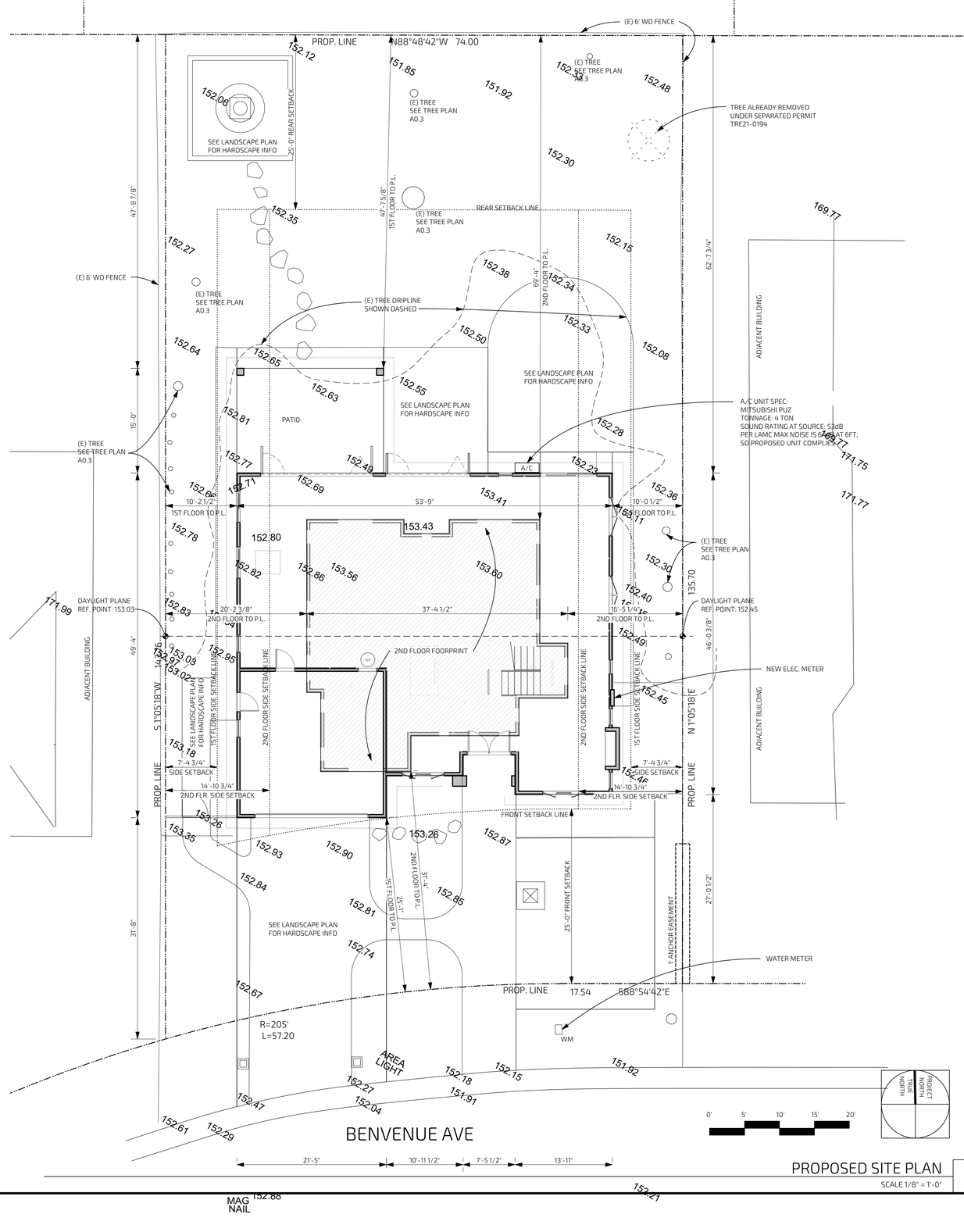
SHEET C5 OF 5 SHEETS





FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA
1ST FLOOR		
A	13'11.8 X 18'1.8	254 SF
B	7'6.3 X 12'5	93 SF
C	10'11.5 X 15'5	169 SF
D	53'9.8 X 27'11	1502 SF
G (GARAGE)	21'5 X 21'5	459 SF
2ND FLOOR		
L	15'5.5 X 6'2.4	96 SF
N	12'11 X 11'3.9	146 SF
P	3' X 9.9"	2 SF
Q	4'0 X 7'10.5	32 SF
R	12'11.5 X 24'8.6	320 SF
S	6'5.8 X 22'.6	147 SF
T	13'11 X 24'8.6	344 SF
CONDITIONED AREA		
1ST FLOOR (A-D)		2,018 SF
2ND FLOOR (H-P)		1,087 SF
TOTAL		3,105 SF
GARAGE (G)		459 SF
TOTAL BUILDING		3,564 SF
FLOOR AREA RATIO		
LOT SIZE		10,195 SF
F.A.R.		34.9%
OUTDOOR PORCHES		
U	1'6 X 1'6	2 SF
V	7'5.5 X 4'6	34 SF
W	21'0 X 15'0	315 SF
TOTAL		351 SF
LOT COVERAGE		
= 1ST FLOOR + GARAGE + PORCHES		
= 2,018 + 459 + 351		
= 2,828 SF		27.7%
EXISTING BUILDILNG HABITABLE		1,574 SF
EXISTING GARAGE		432 SF
EXISTING BUILDING TOTAL		2,006 SF

AREA CALCULATION
SCALE 1/8" = 1'-0"
3



PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"
1

kylechan ARCHITECT
1416 SARATOGA AVE
SUITE 120,
SAN JOSE, CA 95129
669-244-3111
www.kylechan.com
kyle@kylechan.com

PLANNING SET
3.9.2022

Sheet Revisions:

ELECTRONIC PLAN REVIEW

TUNG RESIDENCE
NEW RESIDENCE
629 BENVENUE AVE,
LOS ALTOS, CA 94024

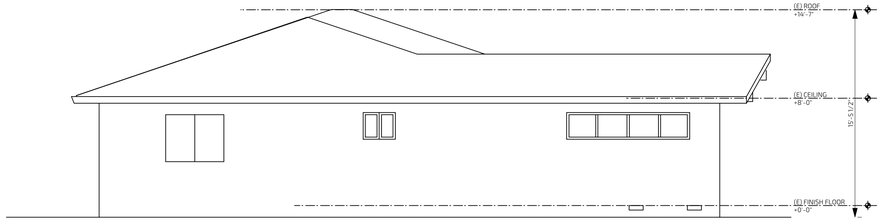
PLANNING SET
NOT FOR CONSTRUCTION

SITE PLAN /
FLOOR AREA
STUDY

CITY STAMP:

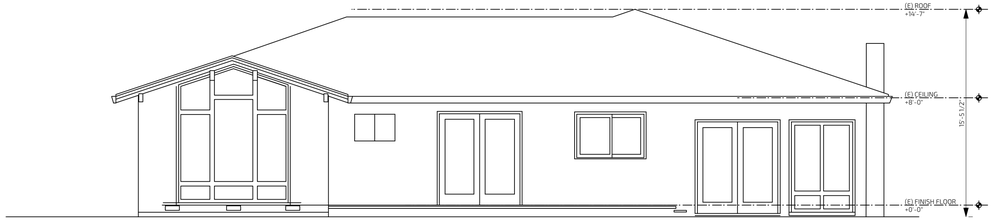
A0.5

PROJECT NUMBER: 2110
629 BENVENUE AVE



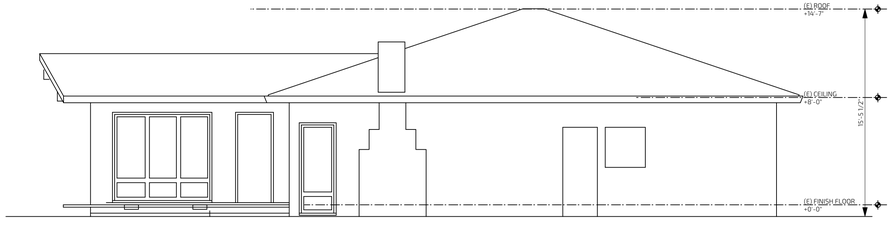
EXISTING EAST - RIGHT ELEVATION 4

SCALE 3/16" = 1'-0"



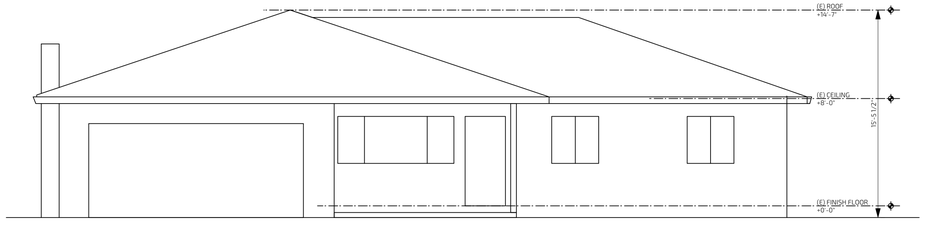
EXISTING NORTH - BACK ELEVATION 3

SCALE 3/16" = 1'-0"



EXISTING WEST - LEFT ELEVATION 2

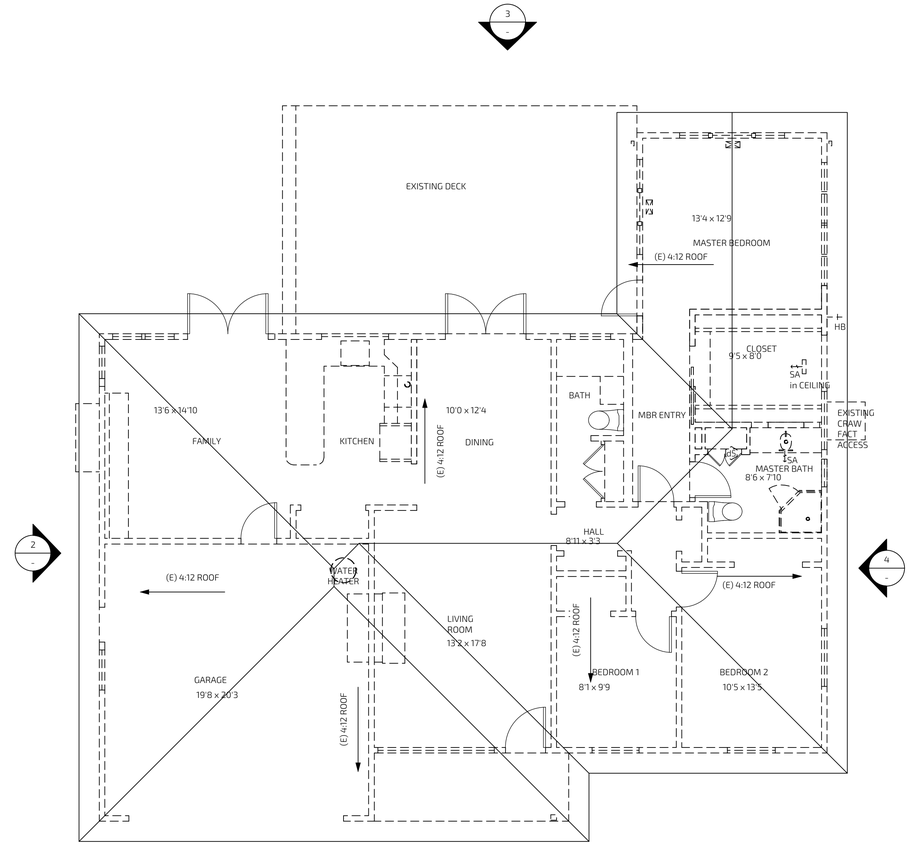
SCALE 3/16" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

EXISTING SOUTH - FRONT ELEVATION 1

SCALE 3/16" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

EXISTING FLOOR PLAN / ROOF PLAN 5

SCALE 3/16" = 1'-0"

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PLANNING SET
3.9.2022

Sheet Revisions:

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ELECTRONIC PLAN REVIEW

TUNG RESIDENCE
NEW RESIDENCE
629 BENVENUE AVE,
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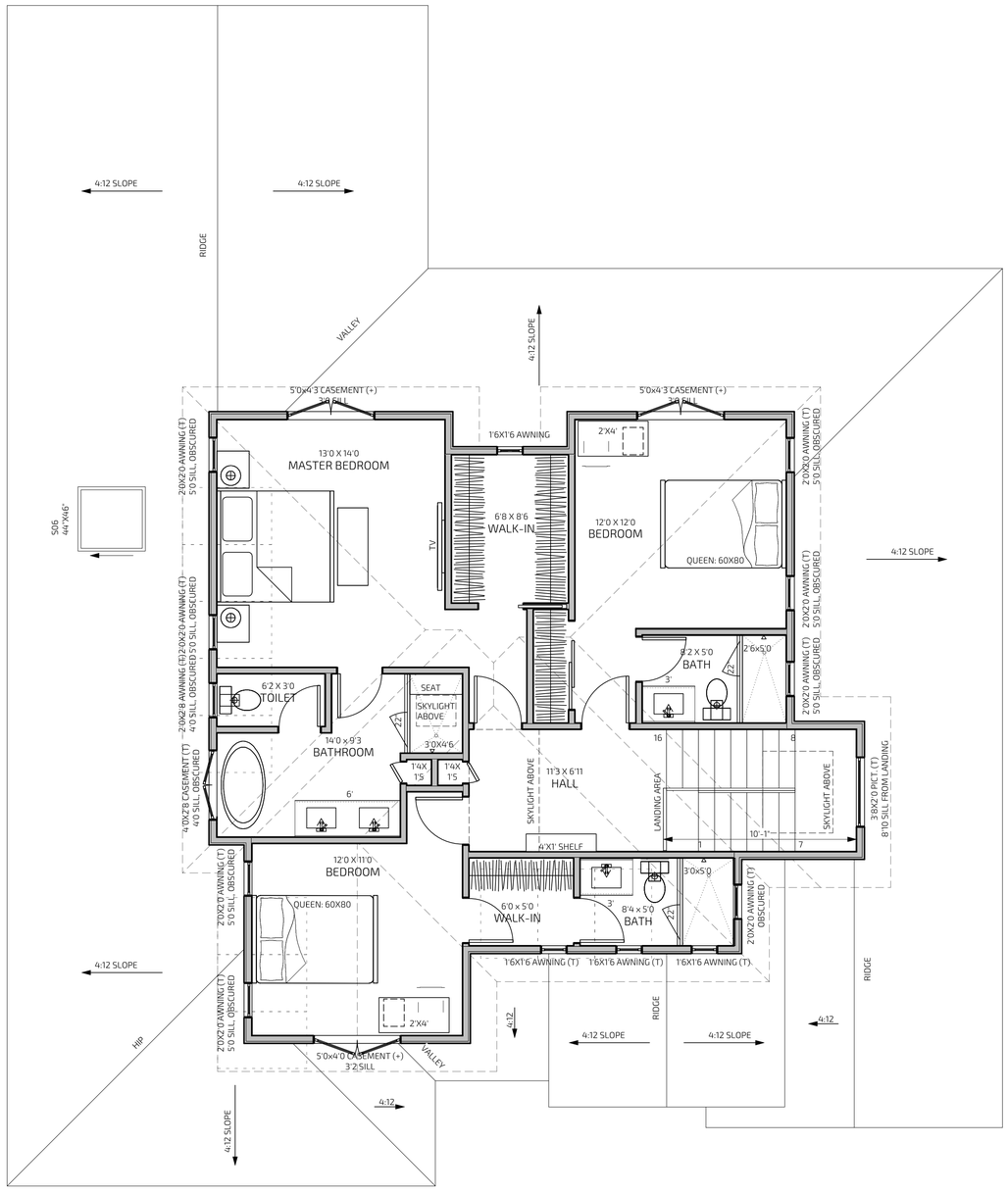
EXISTING
FLOOR PLAN/
ELEVATIONS

CITY STAMP:

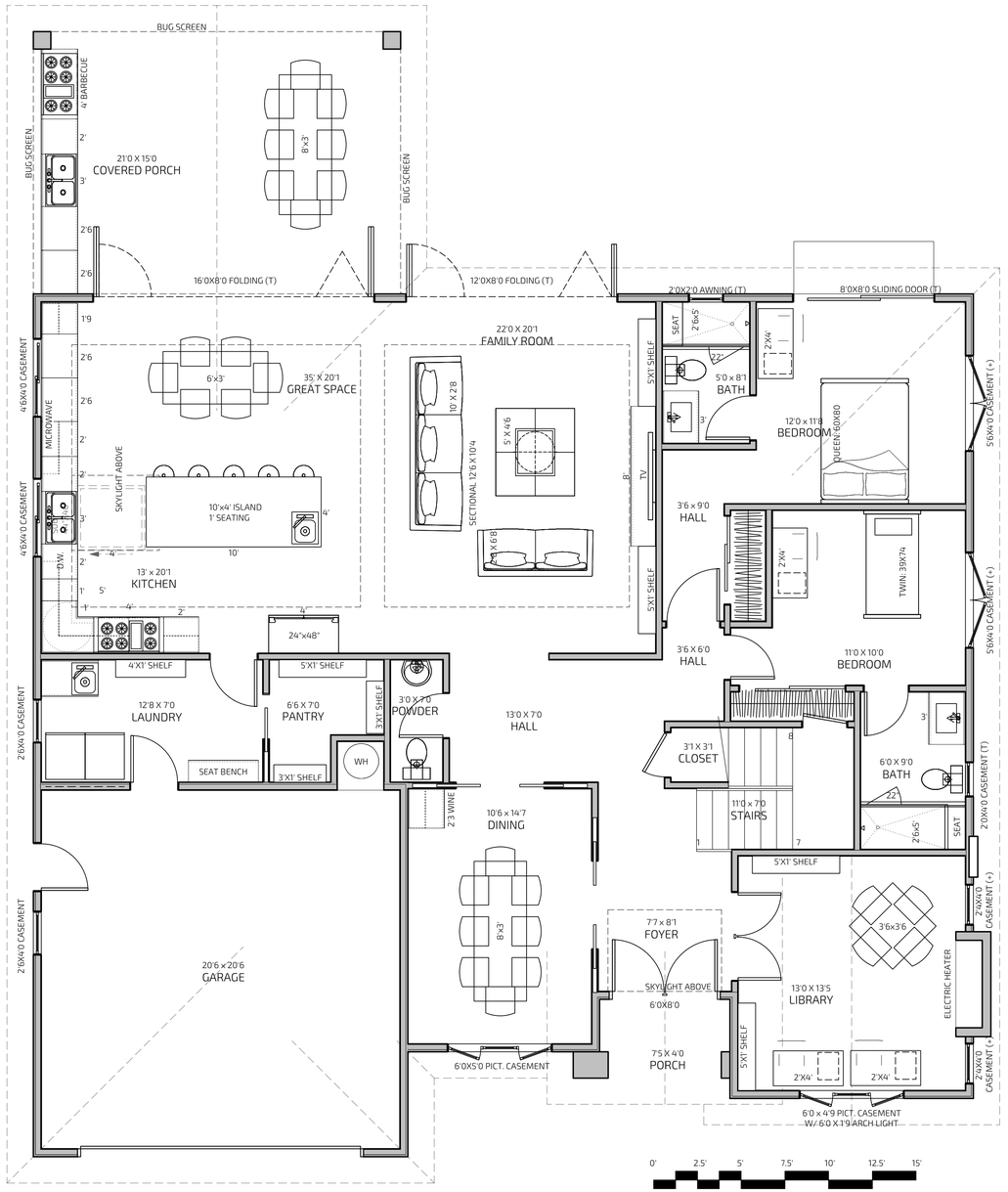
A1.1

PROJECT NUMBER: 2110
629 BENVENUE AVE



SECOND FLOOR PROPOSED PLAN 2

SCALE 1/4" = 1'-0"



FIRST FLOOR PROPOSED PLAN 1

SCALE 1/4" = 1'-0"

0' 2.5' 5' 7.5' 10' 12.5' 15'

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FIRST / SECOND FLOOR PROPOSED PLAN

CITY STAMP:

PROJECT NORTH
TRUE NORTH

A2.1

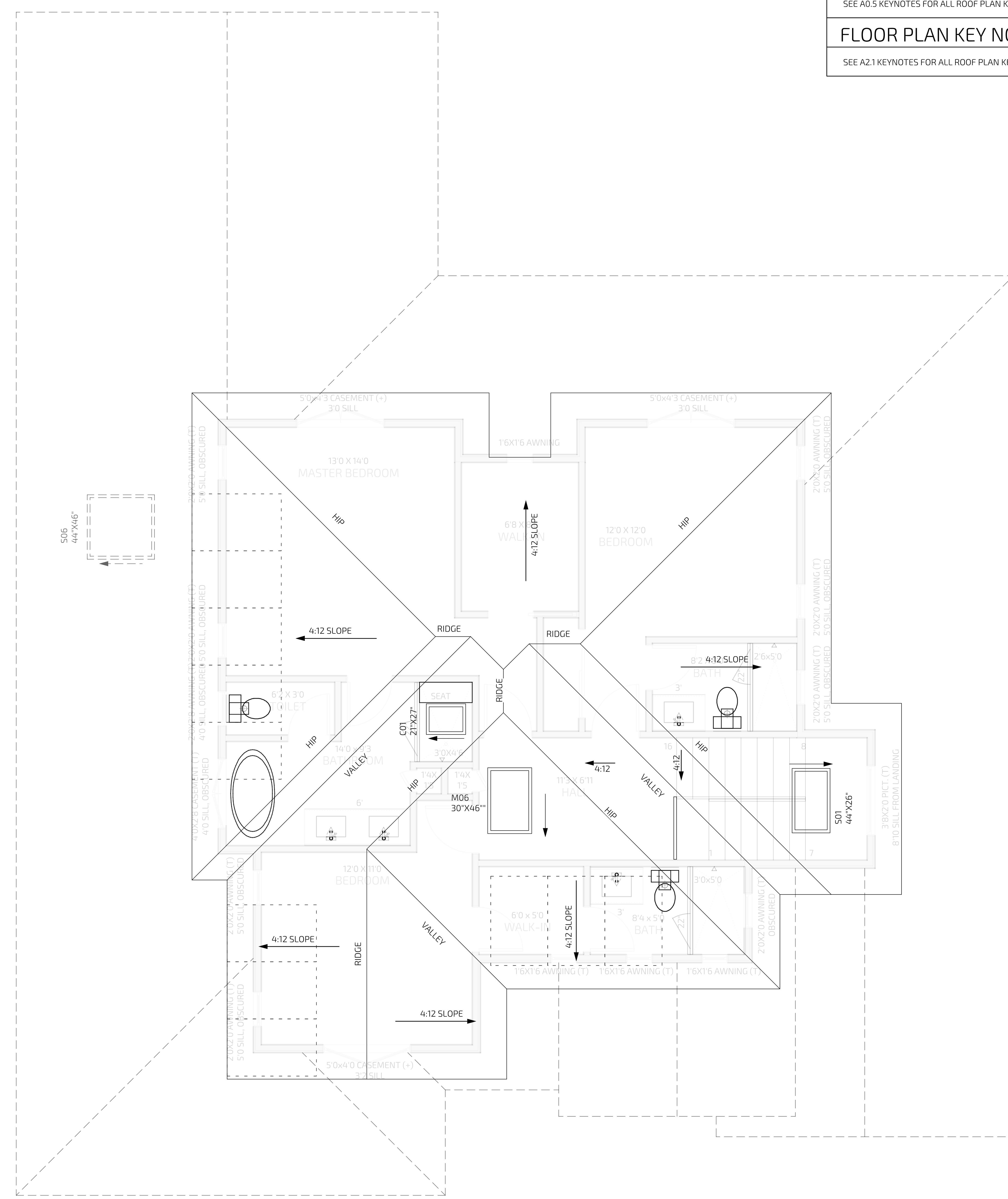
PROJECT NUMBER: 2110
629 BENVENUE AVE

ROOF PLAN KEY NOTES

SEE A0.5 KEYNOTES FOR ALL ROOF PLAN KEYNOTES

FLOOR PLAN KEY NOTES

SEE A2.1 KEYNOTES FOR ALL ROOF PLAN KEYNOTES 1-9



PROPOSED ROOF PLAN 1

SCALE 1/4" = 1'-0"

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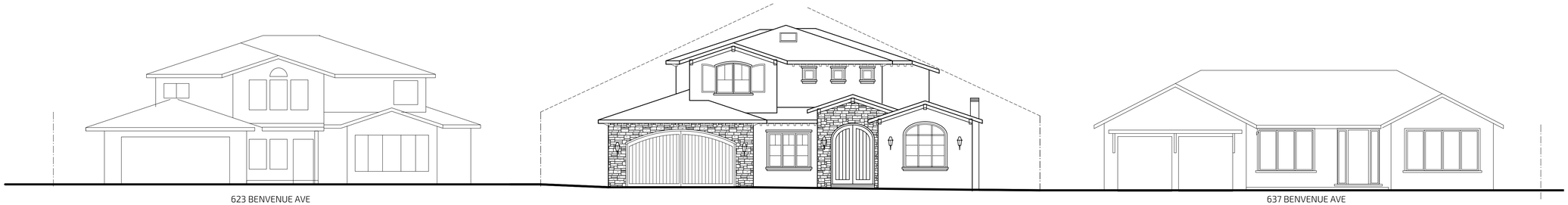
PROPOSED
ROOF PLAN

CITY STAMP:

A2.2

PROJECT NUMBER: 2110
629 BENVENUE AVE



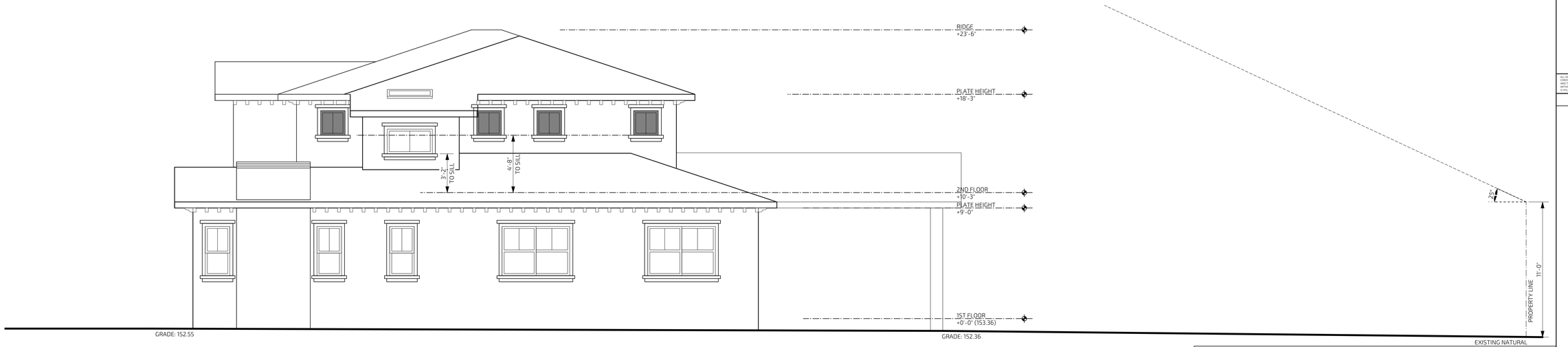
623 BENVENUE AVE

637 BENVENUE AVE

STREETSCAPE FRONT ELEVATION

SCALE 1/8" = 1'-0"

3



PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"

2

0' 2.5' 5' 7.5' 10' 12.5' 15'

PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"

1

EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
S1	STONE OVERLAY / OR STAMP CONCRETE	P.B.M.	(N) CONC. LANDING W/ STONE OVERLAY: PENNSYLVANIA LILAC PATIO OR SIM.	-
S2	CLAD STONE VENEER PANEL	P.B.M.	FOND DU LAC RUSTIC VENEER STONE. STONE TO WRAP TO BOTH SIDES OF WALL, TYPICAL OR SIM.	-
R1	LIGHT WEIGHT TILE ROOF (*)	-	NEW TILE ROOF BY EAGLE OR SIM. ROOF TO BE CLASS 'A' , COOL ROOF PER CALGREEN, MAX WEIGHT: 6PSF (PROVIDE BIRD STOP @ END OF TILE)	TAN
R2	ROLL ROOFING OR BUILT-UP ROOF (*)	-	CRICKET ROOFING PER CRC R905.5 & 905.9. ROOF TO BE CLASS 'A' OR BETTER.	LIGHT GRAY
G1	GUTTER	-	ALUM. - PAINTED	GRAPHITE
CP1	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRYLIC STUCCO FIN. SIMILAR)	MATCH P1
P1	EXTERIOR PAINT	-	PAINT AT CEMENT PLASTER	BEIGE
P2	TRIM PAINT	-	MATCH WINDOW TRIM	GRAPHITE
	WINDOW	-	WINDOW SASH AND TRIM FINISH (SEE A2.1 SPEC FOR FINISH MATERIALS)	GRAPHITE

(*) PER TITLE-24: COOL ROOF REQUIRED. ROOF REFLECTANCE: 0.1 OR BETTER. ROOF EMITTANCE: 0.8 OR BETTER.

(**)STONE PANEL TO BE ADHERED PER CRC R703.12. SEE ICC-REPORT FOR INSTALLATION SPECIFICATIONS.

1. PAINT ALL EXTERIOR WINDOW TRIM, SILLS, NON-VINYL SASH, MUTTINS, DECK RAILINGS, DECK FASCIA, BEAMS AND TRELLISES, RAFTER TAILS AND EAVE SHEATHING BOARDS. PROTECT ANY AND ALL VINES / PLANTINGS FROM DAMAGE.
2. CONTRACTOR TO CONFIRM ALL FINISH WITH OWNER BEFORE ORDERING.
3. PROVIDE COEFFICIENT OF FRICTION OF 0.6 OR HIGHER FOR ALL FLOOR TILE & EXTERIOR FLAG STONE SURFACE.
4. FOR ALL WALL FINISHES, SEE WALL SCHEDULE ON A2.1 FOR UNDERLAYMENT REQUIREMENTS.

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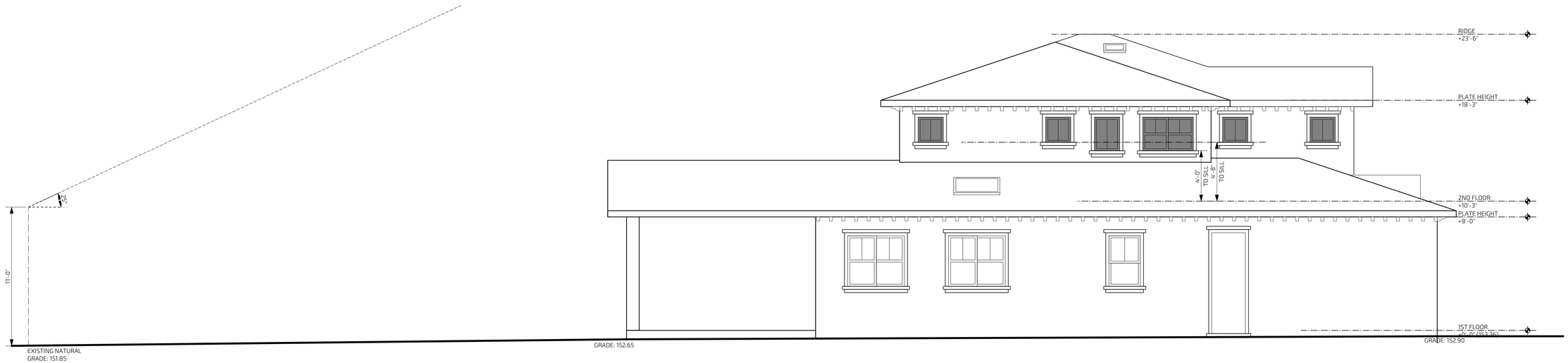
PROPOSED
ELEVATIONS

CITY STAMP:

A3.1

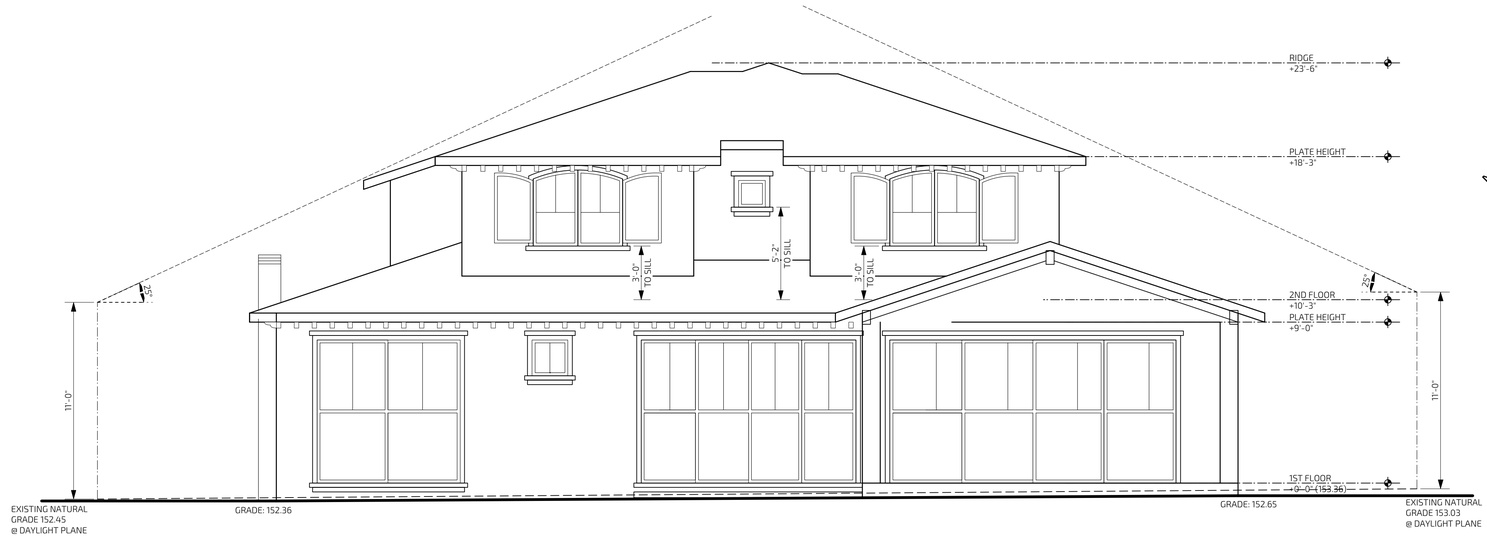
PROJECT NUMBER: 2110
629 BENVENUE AVE



PROPOSED LEFT (WEST) ELEVATION

SCALE 1/4" = 1'-0"

2



0' 2.5' 5' 7.5' 10' 12.5' 15'

PROPOSED BACK (NORTH) ELEVATION

SCALE 1/4" = 1'-0"

1

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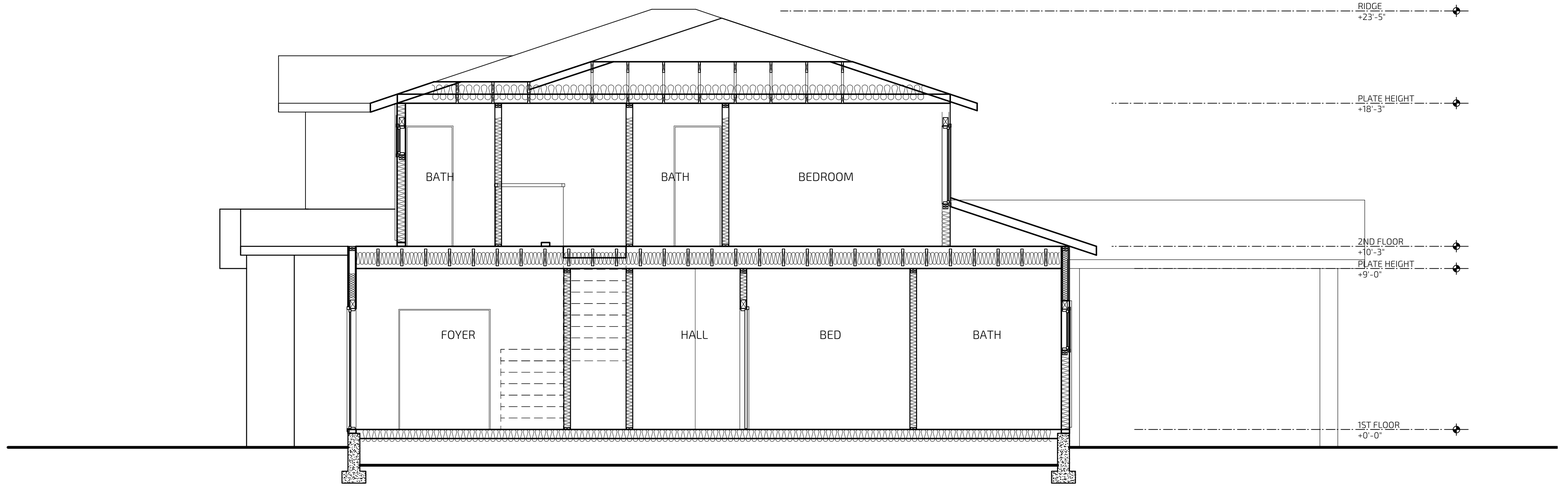
PROPOSED
ELEVATIONS

CITY STAMP:

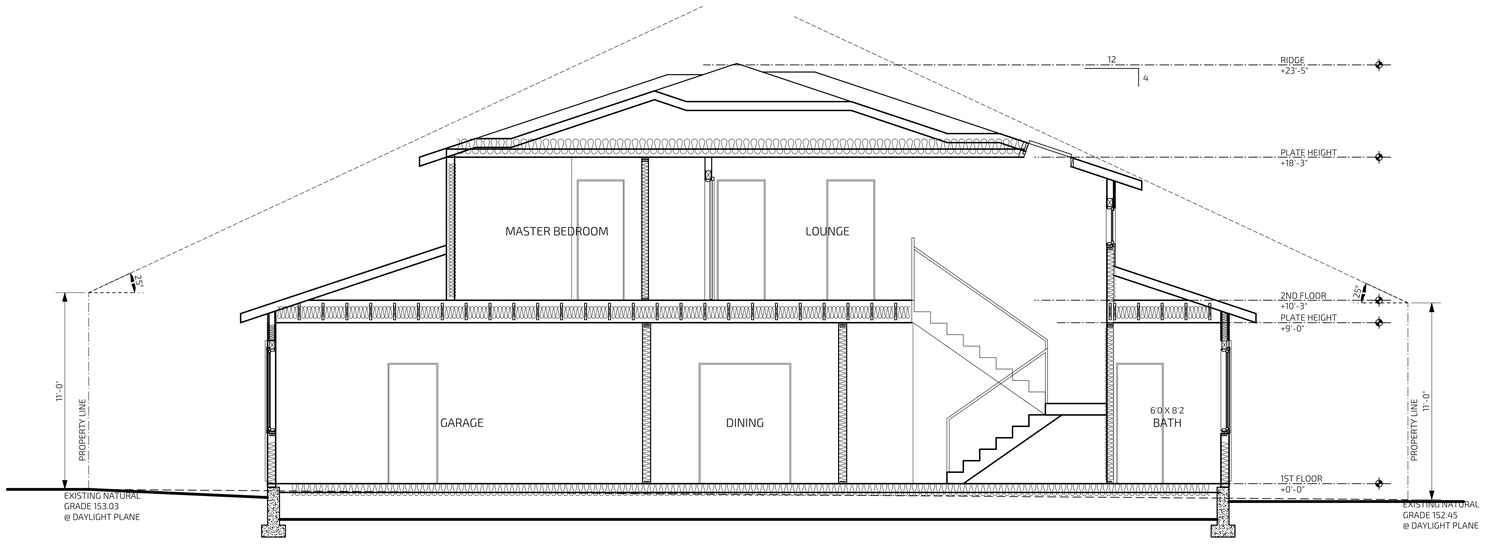
A3.2

PROJECT NUMBER: 2110
629 BENVENUE AVE



NORTH-SOUTH SECTION 2

SCALE 1/4" = 1'-0"



EAST WEST SECTION 1

SCALE 1/4" = 1'-0"

0' 2.5' 5' 7.5' 10' 12.5' 15'

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PLANNING SET
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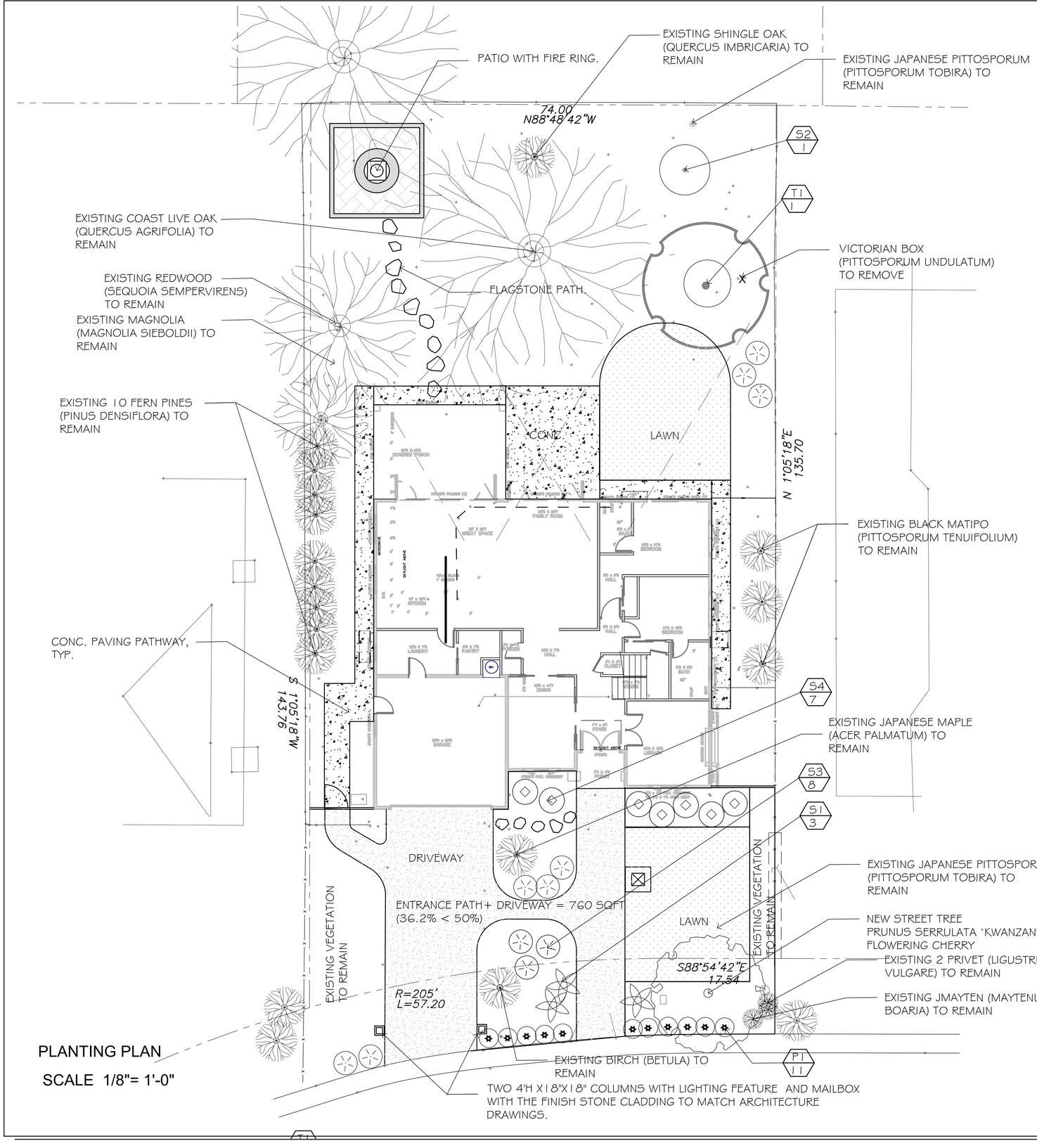
PROPOSED
SECTIONS

CITY STAMP:

A8.0

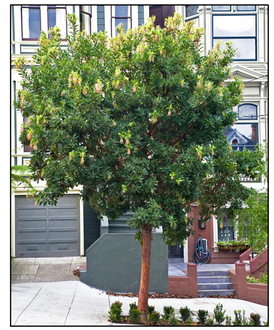
PROJECT NUMBER: 2110
629 BENVENUE AVE



PLANTING PLAN

SCALE 1/8"= 1'-0"

Private Screening Tree
Arbutus 'Marina' _Marina Strawberry Tree
Anticipated height and spread at maturity
Height: 40-50 feet
Width: 25-40 feet
Average rate of growth: Moderate



Street Tree
Prunus serrulata 'Kwanzan' _Kwanzan Flowering Cherry
Anticipated height and spread at maturity
Height: 20-25 feet
Width: 15-20 feet
Average rate of growth: Moderate

PLANT LEGEND

Water Use	KEY	Botanical Name	Common Name
L	T1	Arbutus 'Marina'	Strawberry Tree
M	T2	Prunus serrulata 'Kwanzan'	Flowering Cherry
L	S1	Agave attenuata 'Nova'	Blue Fox Tail Agave
M	S2	Citrus limon 'Meyer Improved'	Meyer Lemon
L	S3	Daphne odora 'Aureo-marginata'	Winter Daphne
L	S4	Loropetalum chinense 'Emerald Snow'	Fringe Flower
L	P1	Anigozanthos 'Gold Velvet'	Gold Kangaroo Paw

L=Low; M= Moderate; H= High

S1 / 5 — INDICATES PLANT KEY / INDICATES PLANT QUANTITY

NOTE:
1. ALL EXISTING TREES TO REMAIN AND PROTECTED DURING CONSTRUCTION. SEE ARBORIST REPORT / TREE PROTECTION PLAN FOR MORE INFORMATION.
2. IF LANDSCAPING IS USED FOR PRIVACY SCREENING PURPOSES, IT SHOULD BE OF SUFFICIENT SIZE AND OF AN APPROPRIATE SPECIES TO PROVIDE SUCH PRIVACY WITHIN A TWO YEAR TIME FRAME.
3. 3. 3" MULCH THROUGH OUT THE AREA WITHOUT PAVING.

PRIVACY SCREEN VIEWSHED

0 5 10 20

LICENSED LANDSCAPE ARCHITECT · YILIANG KAO #4936 · 1/31/24 · 2/6/22 · DONE · STATE OF CALIFORNIA

PREPARED BY
YI-LIANG KAO
Landscape Architect, California, #4936
(510) 423-3626
yiliang.kao@gmail.com

TUNG & YU RESIDENCE

629 BENVENUE AVENUE
LOS ALTOS, CA 94024

PLANTING PLAN

DATE: 01/26/2022
JOB NO.

ISSUE & REVISION

	-	
1	-	
2	-	
3	-	
4		
5		
6		
7		
8		
9		
10		
11		

SHEET NO.

L-1

DRAWN BY: YK